



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

SELLER (Indicate Marital Status): Patricia R. Murray Trust (ASP)

PROPERTY: 4441 Hilltop Circle, Louisburg, KS 66053

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? 46 YRS How long have you owned? 34 YRS
Does SELLER currently occupy the Property? Yes ☐ No ☒
If "No", how long has it been since SELLER occupied the Property? 3 MONTHS years/months

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

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? N/A ☐ Yes ☐ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? SEE BACK 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:

PASTURE & PONDS WERE SURVEYED IN 2014 WHEN LAKEON SYSTEM BUILT. WEST BOUNDARY NEXT TO HOUSE STAKED WITH ADJACENT NEW HOME WAS BUILT APPROX 2013 - MIAMI COUNTY HAS RECORDS

PRM Initials

Initials

K. DEAD SCOTCH PINE N.E. OF HOUSE PRM

6. ROOF.

- a. Approximate Age: 12 years ☐ Unknown Type: Composite (Tarmac) Yes ☒ No ☐
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☒ No ☐
If "Yes", what was the date of the occurrence? ALL REPLACED - 2011 + REPAIRED - 2021
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☒ No ☐
Date of and company performing such repairs: JAN 2022 / DAMAGE CONTROL INC.
- d. Has there been any roof replacement? SEE NOTES ON BACK Yes ☒ No ☐
If "Yes", was it: ☒ Complete or ☐ Partial (See b.)
- 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:

JAN DEC 2021 HAD BAD WINDSTORM THAT BLEW DOWN SOUTH SIDE DOWNSPUTS, GUTTERS AND SIDING WEST SIDE. - SEE BACK

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: TRI COUNTY TERMITE - 9-21-18
- 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 \$ 0 and the time remaining on the service contract is 5 YRS
(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:

HOUSE HAS 5 YRS LEFT ON TERMITE CONTROL AGREEMENT THAT GOES TO NEW OWNERS. COPY OF AGREEMENT ATTACHED

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 piling 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 windows or exterior doors? Yes ☒ No ☐
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A ☐ Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? APPROX. 2016
Date of last use? APPROX. 2012
- i. Does the Property have a sump pump? BASEMENT Yes ☒ No ☐
If "Yes", location: 1 ROOM IN S.W. CORNER. 1 FOOT BELOW WEST WALL
- j. 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 Section 6.1.1

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Initials ☐ ☐

⑧ Basement Repairs Done

PRM

There was water leakage from window wells
+ From patio settling towards house.

DRY BASEMENT PUT IN PIERING SYSTEM UNDER
PATIO TO DRAIN AWAY WATER.

INSTALLED 2 Sump Pumps WITH DRAINS IN BASEMENT
+ DID SOME COSMETIC REPAIR TO CRACKS IN WALLS

I HAVE A CONTRACT FOR A YEARLY INSPECTION OF PUMPS
WHICH IS TRANSFERABLE TO NEW OWNERS
WILL RECEIVE TRANSFER FORM FROM DRY BASEMENT AT CLOSING DATE

MOST WINDOWS IN THE HOUSE NEED REPAIR AS
THEY ARE HARD TO OPEN. PATIO SLIDING DOOR NEEDS ADJUSTING
WINDOW IN WASHROOM DOOR TO GARAGE NEEDS ADJUSTING.

⑨ ROOF REPAIRS:

WE HAD NEW ROOF INSTALLED DUE TO STORM - 2011

SIDING REPLACED ON SOUTH SIDE OF HOUSE - 2011

SIDING ON WEST SIDE OF HOUSE REPLACED - WINDSTORM - DEC. 2021

DOWN SPOUTS + GUTTERS REPLACED ON SOUTH SIDE " " "

SOME SHINGLES REPLACED ABOVE GUTTERS " " "

ALL DONE THROUGH AMERICAN FAMILY INS CO.

⑧ CONT;

GARAGE FLOOR HAS SMALL CRACKS THROUGHOUT

BASMENT FLOOR HAS " " "

PRM

9. ADDITIONS AND/OR REMODELING.

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

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☐
If "Yes", when was the water last checked for safety? _____ (attach test results)
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
☒ Septic System, Number of Tanks 1 ☐ Cesspool ☒ Lagoon ☐ Other _____
- f. Approximate location of septic tank and/or absorption field:
ON FILE WITH COUNTY - SEE BACK
- g. The location of the sewer line clean out trap is: APPROX 10 METERS SOUTH OF HOUSE
- h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
- i. Is there a grinder pump system? Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? SEE BACK By whom? SEE BACK
- k. Is there a sprinkler system? Yes ☐ No ☒
Does sprinkler system cover full yard and landscaped areas? N/A ☒ Yes ☐ No ☐
If "No", explain in detail: _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒
- m. Type of plumbing material currently used in the Property:
☒ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other _____
The location of the main water shut-off is: WEST BASEMENT WALL
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (l) in this section is "Yes", explain in detail or attach available documentation: _____

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REM

New Septic system with new ^{septic} tank + attached lagoon

Installed by Greg Kelly + Certified by County 10-2-14

Has never been pumped as only 2 people lived here until 2017 and since then only 1 occupant.

Greg Kelly also installed drain pipe to roof down spout on S.E. corner + connected ^{it} to lagoon line. This helps to keep water in the lagoon during dry spells. Can be disconnected.

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. 20 YRS ☐ ☒ Basement + Outside S. Wall - 10-27-2022
2. ☐ ☐ POLAR AIRE
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. ☐ ☒ 10-27-22 - POLAR AIRE
2. ☐ ☐
c. Are there rooms without heat or air conditioning? Yes ☐ No ☒
If "Yes", which room(s)?
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. 16 YRS ☐ ☒ Basement ? SEARS
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): S.W. WALL - BASEMENT
Size of electrical panel(s) (total amps), if known: ?
c. Are you aware of any problem with the electrical system? Yes ☒ No ☐
If "Yes", explain in detail:

FLOOR OUTLET IN L.R. ROOM - EAST WALL NEEDS REPLACING (NOTE ON OUTLET)

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? (SEPTIC ONLY) 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:

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SELLER SELLER

Initials
BUYER BUYER

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

- a. The Property located outside of city limits? Yes ☒ No ☐
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- f. Any streets that are privately owned? Yes ☒ No ☐
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes ☐ No ☒
- h. The Property being subject to tax abatement? Yes ☐ No ☒
- i. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- k. Any violations of such covenants and restrictions? N/A ☒ Yes ☐ No ☐
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A ☒ Yes ☐ No ☐
If "Yes", what is the amount? \$ _____
- m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to: _____ and such includes: _____

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

- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

F HILLTOP CIRCLE WAS NEVER FINISHED TO COUNTY CODES BY DEVELOPER. EACH LOT OWNER TAKES CARE OF THE ROAD BY THEIR PROPERTY (GRADING + GRAVELING). COUNTY WILL NOT MAINTAIN UNTIL ROAD IS BUILT TO CODE

15. PREVIOUS INSPECTION REPORTS.

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

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- b. Any fire damage to the Property? Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes ☐ No ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- g. Any animals or pets residing in the Property during your ownership? ... SEE NEXT Pg Yes ☒ No ☐
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☒ No ☐
List locks without keys BROWN BARN DOOR KEY
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- k. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

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Initials

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

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

G = HAVE HAD CATS BUT HAVE ALWAYS TREATED + CLEANED ANY MIS-HAPS
Q = BASEMENT SUMP PUMP + TERMITE TREATMENTS
R = SEE # 6 - SIDING + RAINGUTTERS REPLACED
O = SEE BACK ->

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

Electric Company Name: <u>EVERGY</u>	Phone # <u>816-471-5275</u>
Gas Company Name: _____	Phone # _____
Water Company Name: <u>RWD. NO. 2 - MIAMI CO., KS</u>	Phone # <u>913-783-4325</u>
Trash Company Name: <u>GARDNER DISPOSAL SERVICE</u>	Phone # <u>913-856-3851</u>
Other: _____	Phone # _____
Other: _____	Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☒

If "Yes" list:

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars
Attached lighting
Attached floor coverings
Bathroom vanity mirrors,
attached or hung
Fences (including pet systems)

Fireplace grates, screens, glass doors
Mounted entertainment brackets
Plumbing equipment and fixtures
Storm windows, doors, screens
Window blinds, curtains, coverings *N/S IN MASTER BED ROOM*
and window mounting components

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SELLER	SELLER		BUYER	BUYER

16. OTHER MATTERS :

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0 = Replaced INSULATION TOP OF BASEMENT WALLS
APPROX 2014-

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

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

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

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

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

NA Air Conditioning Window Units, #
OS Air Conditioning Central System
NA Attic Fan
OS Ceiling Fan(s), #
NA Central Vac and Attachments
NA Closet Systems
Location
NA Doorbell
NA Electric Air Cleaner or Purifier
NA Electric Car Charging Equipment
OS Exhaust Fan(s) - Baths
EX Fences - Invisible & Controls
Fireplace(s), # 1
Location #1 L.R. Location #2
OS Chimney NA Chimney
NA Gas Logs NA Gas Logs
NA Gas Starter NA Gas Starter
NA Heat Re-circulator NA Heat Re-circulator
NA Insert NA Insert
OS Wood Burning Stove NA Wood Burning Stove
NA Other Other
NA Fountain(s)
OS Furnace/Heat Pump/Other Heating System
EX Garage Door Keyless Entry
OS Garage Door Opener(s), # 2
OS Garage Door Transmitter(s), # 1
NA Gas Yard Light
OS Humidifier
NA Intercom
NA Jetted Tub
KITCHEN APPLIANCES
Cooking Unit
OS Stove/Range
OS Elec. Gas Convection
NA Built-in Oven
Elec. Gas Convection
EX Cooktop EX Elec. Gas
NA Microwave Oven
OS Dishwasher
OS Disposal
NA Freezer
Location
NS Refrigerator (#1)
Location
NA Refrigerator (#2)
Location
NA Trash Compactor

NS Laundry - Washer
NS Laundry - Dryer
Elec. Gas
MOUNTED ENTERTAINMENT EQUIPMENT
NA Item #1
Location
NA Item #2
Location
NA Item #3
Location
NA Item #4
Location
NA Item #5
Location
NA Outside Cooking Unit
Propane Tank
Owned Leased
NA Security System
Owned Leased
OS Smoke/Fire Detector(s), # 2
OS Shed(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)
NS Statuary/Yard Art
NA Swing set/Playset
OS Sump Pump(s), # 2
NA Swimming Pool (Swimming Pool Rider Attached)
NA Swimming Pool Heater
NA Swimming Pool Equipment
EX TV Antenna/Receiver/Satellite Dish
Owned Leased
OS Water Heater(s)
NA Water Softener and/or Purifier
Owned Leased
NA Boat Dock, ID #
NA Camera-Surveillance Equipment
NA Generator
EX Other 1 OLD LIVESTOCK SHED BY POND
Other
EX Other TEN AIRE - NEEDS WORK
Other
Other

SELLER SELLER Initials

Initials BUYER BUYER

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

380 SMALL WATER LEAK IN MASTER B.R. SHOWER NEEDS REPAIR.
381 I BELIEVE IT IS AROUND OUTSIDE OF SHOWER DOOR
382
383

384 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
385 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
386 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
387 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**
388 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**
389 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**
390 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of**
391 **pages).**
392

393 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
394 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
395 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
396
397
398

399
400 Patricia R. Munoy 3-18-23
401 SELLER DATE
402

403
404
405 SELLER DATE

406 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

417
418
419 BUYER DATE

BUYER DATE



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

SELLER (Indicate Marital Status): Patricia R. Murray Trust (ASP)

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below)

Hilltop Estates S03, T16, R25 TRACTS 11,12 & PT 13 EXC TR BEG NW COR LT 13 SELY 138.5' SLY 118.45' ELY 260' N 401.42' SWLY 306.62' TO POB Section 03, Township 16, Range 25

Approximate date SELLER purchased Property: JUNE - 1988 Property is currently zoned as RESIDENTIAL

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. 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. WATER SOURCE.

a. Is there a water source on or to the Property? Yes ☒ No ☐

☒ Public ☐ Private ☒ Well ☐ Cistern ☐ None ☒ Other POUNDS

If well, state type DO NOT KNOW depth. Has water been tested? Yes ☐ No ☐

b. Other water systems and their condition:

c. Is there a water meter on the Property? Yes ☒ No ☐

d. Is there a rural water certificate? Yes ☒ No ☐

e. Other applicable information: WATER LINES FROM HOUSE TO BOTH OUT BUILDINGS HAVE NOT BEEN USED FOR SEVERAL YEARS - SHOULD BE TESTED FOR LEAKS

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

WATER FROM R.W.D #2 - Miami County, KS
WATER CERTIFICATE IN BANK SAFETY BOX

4. GAS/ELECTRIC.

a. Is there electric service on the Property? Yes ☒ No ☐

If "Yes", is there a meter? N/A Yes ☒ No ☐

b. Is there gas service on the Property? Yes ☐ No ☒

If "Yes", what is the source?

c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒

d. Other applicable information:

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

ELECTRIC SERVICE FROM EVERGY
NEW METER INSTALLED BY EVERGY 2-3 YRS AGO

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BUYER BUYER

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:

- a. 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 ☒
- b. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- c. Any neighbors complaining Property causes drainage problems? Yes ☐ No ☒
- d. The Property having had a stake survey? Yes ☐ No ☐
- e. Any boundaries of the Property being marked in any way? PARTIAL Yes ☒ No ☐
- f. Having an Improvement Location Certificate (ILC) for the Property? Yes ☐ No ☒
- g. Any fencing/gates on the Property? Yes ☒ No ☐
If "Yes", does fencing/gates belong to the Property? UNKNOWN Yes ☐ No ☐
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? Yes ☐ No ☒
- j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☒ No ☐
- k. Other applicable information: _____

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

D See BACK

6. SEWAGE.

- a. Does the Property have any sewage facilities on or connected to it? Yes ☒ No ☐
If "Yes", are they:
☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool
☒ Lagoon ☐ Grinder Pump ☐ Other
If applicable, when last serviced? WAS INSTALLED 2014 + APPROVED BY COUNTY
By whom? GREG KELLY
Approximate location of septic tank and/or absorption field: ON FILE WITH COUNTY
- Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☒ No ☐
- b. Are you aware of any problems relating to the sewage facilities? Yes ☐ No ☒

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

MIAMI COUNTY TESTED SOIL BEFORE APPROVING LAGOON.

7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.

(Check and complete applicable box(es))

- a. Are there leasehold interests in the Property? Yes ☐ No ☒
If "Yes", complete the following:
Lessee is: _____
Contact number is: _____
Seller is responsible for: _____
Lessee is responsible for: _____
Split or Rent is: _____
Agreement between Seller and Lessee shall end on or before: _____
☐ Copy of Lease is attached.

☐ Initials
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Initials ☐ ☐
BUYER BUYER

5 - LAND.

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D STAKE SURVEY

PROBABLY DONE AROUND ALL PROPERTY WHEN IT WAS PURCHASED IN 1988. LATEST LEGAL DESCRIPTION DONE & FILED 6-2-14 WHEN ALL LOTS WERE COMBINED. COPY INCLUDED FROM MIAMI CO. PLANNING DEPT

G FENCING & GATES

NOT SURE OF WHO OWNS LIVESTOCK FENCING THAT WAS HERE LONG BEFORE MY PURCHASE OF PROPERTY. GATES TO PASTURE + POND NEED TO BE RE-POSTED

J TREES

TREES + WILD GROWTH AROUND PONDS NEED TO BE CLEARED. BEAVERS HAVE APPEARED IN THE LAST YEAR OR 2

- b. Are there tenant's rights in the Property? Yes ☐ No ☒
- If "Yes", complete the following:
- Tenant/Tenant Farmer is: _____
- Contact number is: _____
- Seller is responsible for: _____
- Tenant/Tenant Farmer is responsible for: _____
- Split or Rent is: _____
- Agreement between Seller and Tenant shall end on or before: _____
- ☐ Copy of Agreement is attached.
- c. Do additional leasehold interests or tenant's rights exist? Yes ☐ No ☒
- If "Yes", explain: _____

8. **MINERAL RIGHTS (unless superseded by local, state or federal laws).**

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

9. **WATER RIGHTS (unless superseded by local, state or federal laws).**

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

10. **CROPS (planted at time of sale).**

- ☒ Pass with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

11. **GOVERNMENT PROGRAMS.**

- a. Are you currently participating, or do you intend to participate, in any government farm program? Yes ☐ No ☒
- b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? Yes ☐ No ☒

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

12. **HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

- a. Any underground storage tanks on or near Property? Yes ☐ No ☒
- b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes ☐ No ☒
- If "Yes", what is the location? _____
- c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes ☐ No ☒
- d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? Yes ☐ No ☒
- e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? Yes ☐ No ☒
- f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes ☐ No ☒

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- 157 g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes ☐ No ☒
- 158 h. Any other environmental conditions on the Property or adjacent properties? Yes ☐ No ☒
- 159 i. Any tests conducted on the Property? Yes ☐ No ☒
- 160

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

162

163

164

165 **13. OTHER MATTERS. ARE YOU AWARE OF:**

- 166 a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes ☐ No ☒
- 167 b. Any violation of laws or regulations affecting the Property? Yes ☐ No ☒
- 168 c. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 169 d. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 170 e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes ☐ No ☒
- 171 f. Any burial grounds on the Property? Yes ☐ No ☒
- 172 g. Any abandoned wells on the Property? Yes ☒ No ☐
- 173 h. Any public authority contemplating condemnation proceedings? Yes ☐ No ☒
- 174 i. Any government rule limiting the future use of the Property other than existing
- 175 zoning and subdivision regulations? Yes ☐ No ☒
- 176 j. Any condition or proposed change in surrounding area or received any notice of such? Yes ☐ No ☒
- 177 k. Any government plans or discussion of public projects that could lead to special
- 178 benefit assessment against the Property or any part thereof? Yes ☐ No ☒
- 179 l. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- 180 m. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
- 181 n. The Property being subject to a right of first refusal? Yes ☐ No ☒
- 182 If "Yes", number of days required for notice: _____
- 183 o. The Property subject to a Homeowner's Association fee? Yes ☐ No ☒
- 184 p. Any other conditions that may materially and adversely affect the value or
- 185 desirability of the Property? Yes ☐ No ☒
- 186 q. Any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- 187

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

189 OLD COVERED WELL BY SMALL POND. IT WAS USED TO WATER GARDENS BY

190 PREVIOUS OWNERS.

191

192

193 **14. UTILITIES.** Identify the name and phone number for utilities listed below.

194 Electric Company Name: EVERGY Phone # 816-471-5275

195 Gas Company Name: _____ Phone # _____

196 Water Company Name: R.W.D. #2-Miami County Phone # 913-783-4325

197 Other: _____ Phone # _____

198

199 **15. ELECTRONIC SYSTEMS AND COMPONENTS.**

200 Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☒

201 If "Yes", list:

202

203

204 Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

205

206 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing

207 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a

208 warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this

209 information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly**

210 **notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**

211 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing,**

212 **of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If**

213 **attached, # _____ of pages).**

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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.

Patricia R. Mundy 3-18-2023
SELLER DATE

SELLER 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 Licensees 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 the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the 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



LEAD BASED PAINT DISCLOSURE ADDENDUM

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

SELLER: Patricia R. Murray Trust (ASP)

PROPERTY: 4441 Hilltop Circle, Louisburg, KS 66053

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 (Initial applicable lines)

a. ☐ ☐ **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS: (check one below)**
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ 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 one below)**

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

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

Buyer's Acknowledgment (Initial applicable lines)

c. ☐ ☐ **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED ABOVE**


d. ☐ ☐ **BUYER HAS RECEIVED THE PAMPHLET "Protect Your Family from Lead in Your Home"**

e. ☐ ☐ **BUYER HAS: (Check one below)**

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

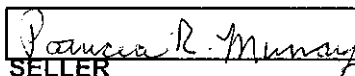
Licensee's Acknowledgment: (initial)

f.  Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 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, the information they have provided is true and accurate.

**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.**

 3-18-23
SELLER DATE

BUYER DATE

SELLER DATE

BUYER DATE

 dotloop verified
03/05/23 11:43 AM CST
RYRM-YA4B-F8YM-SQCK
LICENSEE ASSISTING SELLER DATE

LICENSEE ASSISTING 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 this 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 07/15. All previous versions of this document may no longer be valid. Copyright January 2023.



RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 **SELLER:** Patricia R. Murray Trust (ASP)

2 **BUYER:**

3 **PROPERTY:** 4441 Hilltop Circle, Louisburg, KS 66053

4
5
6
7 The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage
8 disposal is accomplished with a septic tank or similar installation. Septic systems may be subject to local, state and
9 federal regulation. Installations which were proper at the time of original construction may not comply with
10 governmental regulations which have been enacted since that time. **It is recommended that BUYER check with**
11 **lender and/or local government authority regarding septic system inspection.**

12
13 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S
14 financing may be conditioned upon proof that the septic system meets current regulatory requirements.

15
16 Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an
17 independent inspection of the septic system.

18
19 **In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any**
20 **other reason, and it is determined the system does not comply, it may be necessary to bring the system**
21 **into compliance. Significant expense may be involved.**

22
23 The cost of uncovering and recovering the septic tank lid(s), if needed, for purposes of this inspection will be paid
24 by: (Check One) ☐ SELLER ☒ BUYER.

25
26 The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by:
27 (Check One) ☐ SELLER ☒ BUYER.

28
29
30 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
31 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
32 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

33
34
35

Patricia R. Murray	3-18-23		
SELLER	DATE	BUYER	DATE

36
37
38

SELLER	DATE	BUYER	DATE

39
40
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