L? TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

@Texas Association of REALTORSS, Inc. 2022

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

CONCERNING THE PR	ROP	ERI	ΓY Α	T	1	3,4	+ PR 6022	P	alesi	ine	TX_	75803			
THIS NOTICE IS A DIS	CLC	SU R Al	RE ND	OF IS N	SEL	LER A S	'S KNOWLEDGE OF SUBSTITUTE FOR A	TH NY	E CO	DNE PEC	ITIOI TION	N OF THE PROPERTY AS S OR WARRANTIES THI LER'S AGENTS, OR AN'	E Bl	JYE.	R
Section 1. The Proper	n.H. ty h	as t	he i	d item	(ap is m	prox arke	imate date) or ⊻nev ed below: (Mark Yes	/er c : (Y)	ccup No	oied (N),	the P or U			erty	?
Item	Y	N	U	7	Ite	∍mı		Y	N	U	T	tem	Y	N	L
Cable TV Wiring			1	1		quid	Propane Gas:		V		F	Pump: sump grinder		V	·
Carbon Monoxide Det.		<u> </u>	T	7			ommunity (Captive)			V	F	Rain Gutters		W	<u> </u>
Ceiling Fans			V	1	_		Property			V	F	Range/Stove	V		Γ
Cooktop	1.7			1		ot Tu			V		F	Roof/Attic Vents	П	2	Γ
Dishwasher	Ť	\checkmark		1	In	tero	om System		V		S	auna	\prod	V	Γ.
Disposal		1		1	M	icrov	vave		J		S	moke Detector	П		V
Emergency Escape Ladder(s)		V			O	Outdoor Grill			1			moke Detector - Hearing			V
Exhaust Fans		V		1	Pa	Patio/Decking		\checkmark			S	pa		V	
Fences		V		ĺ		Plumbing System		1			T	rash Compactor	П		
Fire Detection Equip.		abla		1	Po				1		+	V Antenna		V	
French Drain		١	7	ľ	Pc	ol E	quipment				V	/asher/Dryer Hookup	П	V	
Gas Fixtures			V	[laint. Accessories		V		-	/indow Screens	\Box	V	
Natural Gas Lines			\checkmark		Pc	ol H	eater		V		P	ublic Sewer System		V	
Item				Υ	N	U	<u>.</u>					Information			
Central A/C					V	1	_Valectric gas		ber	of u	its:	<u> </u>			
Evaporative Coolers					V		number of units: <u>\</u>	1/2-	-640-00-00-00-00-00-00-00-00-00-00-00-00-0						
Wall/Window AC Units				\checkmark			number of units:	2-				•			
Attic Fan(s)					\checkmark		if yes, describe:								
Central Heat					V		electric gas number of units:								
Other Heat					V		if yes, describe:								
Oven				\checkmark			number of ovens:	1	V	/ele	ctric	gas other:			
Fireplace & Chimney					<u> </u>		wood gas log	S	mod	k_	othe	C			
Carport				V		attachednot a	attac	hed							
Garage				V		attachednot a	attac	hed							
Garage Door Openers				\checkmark		number of units:				nun	ber of remotes:				
Satellite Dish & Controls				ownedleased											
Security System					\checkmark		owned leased	fro	n:					_	
Solar Panels					\checkmark		owned leased							_	
Water Heater				\checkmark			✓electric ✓gas_	ot	ner: _			number of units:			
Water Softener					\checkmark		ownedleased	fror	n:						
Other Leased Items(s)					\checkmark		if yes, describe:								
(TXR-1408) 07-08-22		lı	nitial	ed b	y: Bi	uyer:	an	d Se	ller:	1	ς,	Pa	je 1	of 6	

,								
1/2 · 10								
Concerning the Property at 134 PR (03	2	Palestir	ie, T	X 768	303		
Underground Lawn Sprinkler		tomat						
						-Site Sewer Facility (TXR-	1407)	KHI
								THE
Water supply provided by:citywellMUE) 	ço-op	unknown	(other: _	Four Pines	<u> </u>	au
Was the Property built before 1978?yesno (If yes, complete, sign, and attach TXR-1906)_ <u>V</u> (unkno	WII a load based	nair	at bass	urde)		
		/ X/ `	- (-)	-			pproxin	natal
Is there an overlay roof covering on the Prop	ertv	(shin	ales or roof	cov	erina	placed over existing shin	ales oi	rroof
covering)?yesno _Vunknown	,	14,,	g , , , , , , , , , , , , , , , , ,	***		printed the transfer and	g.~- D.	.00,
Are you (Seller) aware of any of the items listed	in th	ic Ser	ction 1 that a	re n	ot in w	orking condition, that have	e defer	te or
are need of repair? yes _v no If yes, describe (2 40,00	ita, Oi
Everything is			87.					
Therefore is	υ_	A.	ORE	714	Ya	s for as	F_	
			Porou	<u>) ر</u>		<u> </u>		
Section 2. Are you (Seller) aware of any defect	ts o	r mali	functions in	any	of the	e following? (Mark Yes (Y	') if you	u are
aware and No (N) if you are not aware.)						. ,		
Item Y N Item				Ÿ	N	Item	TY	ľN
Basement Floors		·····		<u> </u>		Sidewalks		17
Ceilings V Foundat	ion/	Slab(s)			Walls / Fences		
Doors Interior V					1	Windows		17
Driveways V, Lighting					V	Other Structural Compone	nts	1
Electrical Systems Plumbing					P			1
Exterior Walls V Roof								
If the answer to any of the items in Section 2 is yes	: eyr	olain (attach additio	nal	sheets	if necessary).		0
		_	,			/ / /	10	200
Everything is	W	01	Reser	Ć	00	for as &	1	-
			<u> </u>			<i>Y</i>		
Section 3. Are you (Seller) aware of any of the	folic	wing	conditions	? (M	ark Ye	es (Y) if you are aware an	id No (N) if
you are not aware.)				•			•	•
Condition	ΙY	N	Condition	1			Y	N
Aluminum Wiring	†	V	Radon Ga					V
Asbestos Components	1	1	Settling					1.7
Diseased Trees: oak wilt		V	Soil Move	mer	it .			10
Endangered Species/Habitat on Property		V	Subsurfac	e St	ructure	e or Pits		C
Fault Lines		\checkmark	Undergro	and .	Storag	e Tanks		V
Hazardous or Toxic Waste		V	Unplatted					V
Improper Drainage		7	Unrecorde					N
Intermittent or Weather Springs		~	Urea-form					V
Landfill	\sqcup	4				Due to a Flood Event	_	<u> </u>
Lead-Based Paint or Lead-Based Pt. Hazards	\downarrow	~	Wetlands		ropert	у		LV.
Encroachments onto the Property	\vdash	V	Wood Rot					V
Improvements encroaching on others' property						termites or other wood		
Lucated in Historia District	+-+	~	destroying					V
Located in Historic District	 					or termites or WDI VDI damage repaired		V
Historic Property Designation Previous Foundation Repairs	-	-4-	Previous F			voi damage repaired	-	7
Previous Roof Repairs	++	7				age needing repair		1
Previous Other Structural Repairs						n Drain in Pool/Hot		
		V	Tub/Spa*	J, 144 M	, , , , , , , , , , , , , , , , , , , 	., within a voiriet		V
Previous Use of Premises for Manufacture		7						
of Methamphetamine		V			0.			
(TXR-1406) 07-08-22 Initialed by: Buyer:		,	and Sel	ier:	KA		Page 2 d	of 6

Staples-Solhaby's International Realty, 901 N. Mallard Palestine TX 75401 Phone: 9053737736 Fax:
Larry Green Produced with Lone Well Transactions (zlpForm Edition) 717 N Harwood St, Suite 2200, Dalas, TX 75201 www.nwcif.com

Simples 22.097

If the ansv	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):	
*A sino	e blockable main drain may cause a suction entrapment hazard for an individual.	
ection 4. hich has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of renot been previously disclosed in this notice?yesno If yes, explain (attach additional sheet)	pai ets
ntion E	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and ch	honl
	artly as applicable. Mark No (N) if you are not aware.)	(60)
<u> </u>	Present flood insurance coverage.	
<u>v</u>	Previous flooding due to a fallure or breach of a reservoir or a controlled or emergency release water from a reservoir.	e o
V	Previous flooding due to a natural flood event.	
¥	Previous water penetration into a structure on the Property due to a natural flood.	
	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AH, VE, or AR).	AO,
¥,	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).	
\$4	Located wholly partly in a floodway.	
14	Located wholly partly in a flood pool.	
\$	Locatedwholly partly in a reservoir.	
e answe	to any of the above is yes, explain (attach additional sheets as necessary):	
*If Buye	r is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414	4).
For purp	ses of this notice:	
which is	floodplain" means any area of land that: (A) Is identified on the flood insurance rate map as a special flood hazard a designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flood onsidered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.	rea, 'ing,
area, wh	floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood haz th is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flood considered to be a moderate risk of flooding.	ard ing,
	ol" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and tha controlled inundation under the management of the United States Army Corps of Engineers.	at is
"Flood in under the	urance rate map" means the most recent flood hazard map published by the Federal Emergency Management Age National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	ncy
of a river	r" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the chan or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred rear flood, without cumulatively increasing the water surface elevation more than a designated height.	inei d to
'Reservo water or c	" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to ret elay the runoff of water in a designated surface area of land.	lain
-1406) 0	-08-22 Initialed by: Buyer: and Seller:	√F Ω

Concer	ning the Property at 134 PR 6000 Palestine, TX 75803
Section provide	n 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance or, including the National Flood Insurance Program (NFIP)?*yesno If yes, explain (attach additional as necessary):
Everrisk,	mes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, in when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the cture(s).
Admini	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets as ary):
Section not awa	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are re.)
<u>Y N</u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
$-\frac{\nu}{}$	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name: Phone: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
_ <u> </u>	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
7	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
_ \	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
•	ver to any of the Items in Section 8 is yes, explain (attach additional sheets if necessary):
	A .

(TXR-1406) 07-08-22

Page 4 of 6 Suples 22.09?

Initialed by: Buyer:

Lonceming the Pro		PR 6012 Pales		
	/			
			100 TO 100 St.	•
persons who re	gularly provide	rears, have you (Seller) re- inspections and who are tions?yesno If yes, at	either licensed as inspecto	ors or other
Inspection Date	Туре	Name of Inspector		No. of Pag
				The state of the s
· · · · · · · · · · · · · · · · · · ·				
Note: A buyer		n the above-cited reports as a refl uld obtain inspections from inspe		the Property.
Section 10. Check	any tax exemption	on(s) which you (Seller) current	tly claim for the Property:	
Homestead		Senior Citizen	Disabled	
Wildlife Mana	agement	Senior Cilizen V Agricultural	Disabled Veteran	
Other: 1	y he Tiv	WB-V 1/3	Unknown	
nsurance provider Section 12. Have y nsurance claim or	rou (Seller) ever ·?yes _∕no rou (Seller) ever a settlement or a	received proceeds for a claim ward in a legal proceeding) and no If yes, explain:	or than flood damage, to the F on for damage to the Property d not used the proceeds to ma	(for example ke the repairs
nsurance provider Section 12. Have y nsurance claim or	rou (Seller) ever ·?yes _∕no rou (Seller) ever a settlement or a	filed a claim for damage, other received proceeds for a claim ward in a legal proceeding) and	or than flood damage, to the F on for damage to the Property d not used the proceeds to ma	(for example ke the repairs
nsurance provider Section 12. Have y nsurance claim or which the claim wa	yes	received proceeds for a claim ward in a legal proceeding) and no If yes, explain: working smoke detectors ins Health and Safety Code?*	or than flood damage, to the Find for damage to the Property dinot used the proceeds to ma	(for example ke the repairs
Section 12. Have y nsurance claim or which the claim was section 13. Does to equirements of Chapter 766 of installed in according performance including pe	yes	received proceeds for a claim ward in a legal proceeding) and no If yes, explain: working smoke detectors ins Health and Safety Code?*	or than flood damage, to the Find for damage to the Property do not used the proceeds to make the proceeds to make the proceeds in accordance with the unknown noyes. If no or startly dwellings to have working smaller to the area in which the dwelling to not know the building code required.	(for example ke the repairs smoke detectors g is located,
Section 12. Have y nsurance claim or which the claim was section 13. Does to equirements of Chapter 766 of installed in accouncieding performents of the seller to installer t	yes	received proceeds for a claim ward in a legal proceeding) and no If yes, explain: working smoke detectors instructional Health and Safety Code?* The code requires one-family or two-family code in eld power source requirements. If you are not to the source requirements.	ar than flood damage, to the Fin for damage to the Property d not used the proceeds to ma stalled in accordance with the unknown noyes. If no or feet in the area in which the dwelling do not know the building code requilding official for more information. The paired if: (1) the buyer or a member of gives the seller written evidence of active date, the buyer makes a written es the locations for installation. The	(for example ke the repairs smoke detectors in the buyer's the hearing in request for
Section 12. Have y nsurance claim or which the claim was section 13. Does the equirements of Chattach additional ships and the seller to init agree who will be seller acknowledges	rou (Seller) ever yes	received proceeds for a claim ward in a legal proceeding) and no If yes, explain: working smoke detectors instructed the working smoke detectors instructed the working smoke detectors in the least and Safety Code? The working smoke detectors instructed the working smoke detectors in the building code in eld power source requirements. If you naknown above or contact your local build smoke detectors for the hearing impaired; (2) the buyer in the hearing-impaired and specificing the smoke detectors and which but in this notice are true to the bed Seller to provide inaccurate in	ar than flood damage, to the Financian for damage to the Property do not used the proceeds to make a factor of the first of the first of the first of the first of the series of the first of the fir	(for example ke the repairs smoke detectors in the buyer's the hearing in request for parties may person, include the transport of the parties of the person, include the transport of the transport of the transport of the parties of the transport of transpo
Section 12. Have y nsurance claim or which the claim was section 13. Does the equirements of Charles and the charles of Charles and the charles of the control of the contr	rou (Seller) ever yes	received proceeds for a claim ward in a legal proceeding) and no If yes, explain: working smoke detectors instructed the working smoke detectors in the Health and Safety Code?* The working smoke detectors in the building code in eld to power source requirements. If you always a working in the hearing impaired; (2) the buyer in the hearing-impaired; (2) the buyer for the hearing-impaired and specific for the hearing-impaired and which but in this notice are true to the best in this notice are true to the best in this notice are true to the best in this notice.	ar than flood damage, to the Financian for damage to the Property do not used the proceeds to make a factor of the first of the first of the first of the first of the series of the first of the fir	(for example ke the repairs whether the repairs smoke detectors in the buyer's the hearing in request for parties may person, include
section 12. Have y nsurance claim or which the claim was section 13. Does the equirements of Chattach additional shoulding performents of change including performent from the seller to instance who will be seller acknowledges to broker(s), has insurance of Seller	rou (Seller) ever yes	received proceeds for a claim ward in a legal proceeding) and no If yes, explain: working smoke detectors instructed the working smoke detectors instructed the working smoke detectors in the least and Safety Code? The working smoke detectors instructed the working smoke detectors in the building code in eld power source requirements. If you naknown above or contact your local build smoke detectors for the hearing impaired; (2) the buyer in the hearing-impaired and specificing the smoke detectors and which but in this notice are true to the bed Seller to provide inaccurate in	ar than flood damage, to the Financian for damage to the Property dinot used the proceeds to make a stalled in accordance with the unknown no yes. If no or stalled in the area in which the dwelling do not know the building code requilding official for more information. The paired if: (1) the buyer or a member of gives the seller written evidence of gives the seller written evidence of gives the seller written evidence of gives the locations for installation. The rand of smoke detectors to install. est of Seller's belief and that no formation or to omit any material of Seller	(for example ke the repairs smoke detectors g is located, uirements in fithe buyer's the hearing in request for parties may person, includinformation.
Section 12. Have y nsurance claim or which the claim was section 13. Does the equirements of Chattach additional ships and the seller to init agree who will be seller acknowledges	tou (Seller) ever yes no you (Seller) ever a settlement or a licensed physician or a licensed physician sear the cost of install, that the statement or a settlement or influence or	received proceeds for a claim ward in a legal proceeding) and no If yes, explain: working smoke detectors instructed the working smoke detectors instructed the working smoke detectors in the health and Safety Code?* The working smoke detectors instructed the working smoke detectors one-family or two-family or the building code in eld to power source requirements, if you inknown above or contact your local build smoke detectors for the hearing impaired; (2) the buyer for the hearing-impaired; (2) the buyer for the hearing-impaired and specific ing the smoke detectors and which but in this notice are true to the bed Seller to provide inaccurate in Date Signature of the S	ar than flood damage, to the Financian for damage to the Property dinot used the proceeds to make a stalled in accordance with the unknown no yes. If no or stalled in the area in which the dwelling do not know the building code requilding official for more information. The paired if: (1) the buyer or a member of gives the seller written evidence of gives the seller written evidence of gives the seller written evidence of gives the locations for installation. The rand of smoke detectors to install. est of Seller's belief and that no formation or to omit any material of Seller	(for example ke the repairs smoke detectors g is located, uirements in fithe buyer's the hearing in request for parties may person, includinformation.

Concerning the Property at 134 PR 6013 Palestine, TX 75803 ADDITIONAL NOTICES TO BUYER: (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if

- registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more Information, please review Information Regarding Windstorm and Hail Insurance for Certain Properties (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

Electric: TVEC	phone #: <u>912 - 93.2 -</u> 2214
Sower: con site	phone #:
Water: Four Pinas Lutar	phone #: 903 - 723 - 570
Cable:	h phone #:
Trash: Live Oaks Dumpstor Wh	ite Houphone #: 903-839-1806
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	phone #:
(7) This Seller's Disclosure Notice was completed by Seller as of as true and correct and have no reason to believe it to be far AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPE	alse or inaccurate, YOU ARE ENCOURAGED TO HAVE
	tioe.

Date

Signature of Buyer

and Seller:

Printed Name:

Staples-Sotheby's International Realty, 901 N. Mallard Palestine TX 75801

Signature of Buyer

(TXR-1406) 07-08-22

Printed Name:

Phone: 9033737736

Fax:

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Date

Initialed by: Buyer:

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

OTexes Association of REALTORSD, Inc. 2022

Section 5,008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

\$5
MJ

PR 6027 Palestine, TX 75803

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not, occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? Cabbar 3074 (approximate date) or Vnever occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

			,
Item	Y	N	U
Cable TV Wiring			
Carbon Monoxide Det.			V
Ceiling Fans	V		
Cooktop	V		
Dishwasher			
Disposal		\setminus	
Emergency Escape		,	
Ladder(s)			
Exhaust Fans			√.
Fences	Y		
Fire Detection Equip.			
French Drain			\checkmark
Gas Fixtures			V
Natural Gas Lines			

	N.	U
		V
		V
		V
	V	
	1	
	\checkmark	
	1	
V		
\checkmark		
	$\sqrt{}$	
	./	
	V	
	✓ ✓	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \

Item	Y	N,	U
Pump: sump grinder		.√	
Rain Gutters		\checkmark	
Range/Stove	\checkmark		
Roof/Attic Vents			1
Sauna		$\sqrt{}$	
Smoke Detector			\checkmark
Smoke Detector - Hearing Impaired			√
Spa		$\sqrt{.}$	
Trash Compactor		$ \checkmark $	
TV Antenna		\checkmark	
Washer/Dryer Hookup	\checkmark		
Window Screens			\checkmark
Public Sewer System		$\sqrt{}$	

Item	Y	N	U	Additional Information
Central A/C		1		electric gas number of units:
Evaporative Coolers			V	number of units:
Wall/Window AC Units	V			number of units: 2
Attic Fan(s)	Ť	V		if yes, describe:
Central Heat		1		electric gas number of units:
Other Heat		V		If yes, describe:
Оуел	1			number of ovens: i electric j gas other:
Fireplace & Chimney		V		wood gas logs mock other:
Carport		V		attached not attached
Garage		V		attached not attached
Garage Door Openers		7		number of units: number of remotes:
Satellite Dish & Controls		~		owned leased from:
Security System		7		owned leased from:
Solar Panels		V		owned leased from:
Water Heater	V			y electric ygas other: number of units:
Water Softener		V		owned leased from:
Other Leased Items(s)		V		if yes, describe:

(TX	R-14	106) (07-	08-22
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Initialed by: Buyer:

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Staples-Sotheby's International Realty, 901 N. Muliard Patentian TX 75101

Phone: 9033737736

Staples 22.097



Underground Lawn Sprinkl	t		100 1	- 4		Palestin	ie, i	X 75	803		
T STREETH CHILD FORM CHILLING	er	T			tomatic						
Septic / On-Site Sewer Fac			/ if	yes,	attach	Information	Ab	out Or	n-Site Sewer Facility (TXR-14	07)	1/cc
Water supply provided by: Was the Property built before (If yes, complete, sign, Roof Type:	and: Bucover	attach ring on	1XK-1906 C	onc	erning	leag-pased	pair	ıı naza	Tour Piwes Landards). [app placed over existing shingless		
Are you (Seller) aware of a are need of repair?yes	anv o	of the ite	ems listed i describe (i	n thi attac	is Sect th addi	ion 1 that a tlonal sheet when	re n s if r	ot in v	working condition, that have obary):	_	ts, o
Section 2. Are you (Selle aware and No (N) If you ar				ts oi	r malfı	inctions in	any	of th	e following? (Mark Yes (Y)		
Item	Y	N	Item				Y	N.	Item	\	
Basement		14	Floors					V	Sidewalks	<u> </u>	$\perp \nu$
Cellings	$oldsymbol{ol}}}}}}}}}}}}}}}}}$		Foundati			}		V.	Walls / Fences		<u> </u>
Doors			Interior V					4	Windows		
Driveways		1	Lighting I					V	Other Structural Components	3	
Electrical Systems			Plumbing	Sys	stems			7		_ _	<u> </u>
Exterior Walls			Roof					V			
you are not aware.)	r) aw	are of	any of the	21	ver	lived	4٠٠	ark Y	es (Y) if you are aware and		
Condition				Y	N	Conditio				<u> </u>	
Aluminum Wiring				 	1	Radon G	as				1 1
						1 00 1111				+	┿
				┼	 	Settling					~
Diseased Trees:oak wilt	-	~			过	Soil Move			vo ov Dito		v
Diseased Trees: <u>oak wilt</u> Endangered Species/Habita	-	Propert	у			Soil Move Subsurfac	ce S	tructu			\ \ '
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Concerning the Property at
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair which has not been previously disclosed in this notice?yes _vno If yes, explain (attach additional sheets in the property of the prop
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair which has not been previously disclosed in this notice?yes _vno if yes, explain (attach additional sheets in the context of the property that is in need of repair which has not been previously disclosed in this notice?yes _vno if yes, explain (attach additional sheets in the property that is in need of repair which has not been previously disclosed in this notice?yes _vno if yes, explain (attach additional sheets in the property that is in need of repair which has not been previously disclosed in this notice?yes _vno if yes, explain (attach additional sheets in the property that is in need of repair which has not been previously disclosed in this notice?yes _vno if yes, explain (attach additional sheets in the property that is not previously disclosed in this notice?yes _vno if yes, explain (attach additional sheets in the property that is not previously disclosed in this notice?yes _vno if yes, explain (attach additional sheets in the previously disclosed in this notice).
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair which has not been previously disclosed in this notice?yes \sqrt{no} If yes, explain (attach additional sheets in the property of the pr
Occupied until Oct 2022
Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)
<u>'N</u>
Present flood insurance coverage.
Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
Previous flooding due to a natural flood event.
Previous water penetration into a structure on the Property due to a natural flood.
Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
Locatedwholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
Located wholly partly in a floodway.
Located wholly partly in a flood pool.
Located wholly partly in a reservoir.
the answer to any of the above is yes, explain (attach additional sheets as necessary):
the district to diff of the above to feet explain (all and all all all all all all all all all al
*If Buyer is concerned about these matters, Buyer may consult information About Flood Hazards (TXR 1414).
For purposes of this notice:
"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
"500-year floodplain" means any area of land that: (A) Is Identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.
*Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.
XR-1406) 07-08-22 Initialed by: Buyer:, and Seller: 100 , Page 3 of 6
pks-Sofieby's International Realty, 101 N. Mallard Palestins TX 15801 Phone: 9033737736 Fax: Staples 22,097 ry Green Produced with Lone Wolf Transactiona (zipForm Entition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwdf.com

unresolved permits, or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no if yes, describe: Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptoy, and taxes.) Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. Any condition on the Property which materially affects the health or safety of an individual. Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system	provide	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance; including the National Flood Insurance Program (NFIP)?*yesno If yes, explain (attach additional sinecessary):
Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines Administration (SBA) for flood damage to the Property?yesfio If yes, explain (attach additional sheets a necessary); Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) Y N Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:	Even risk,	when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the
Y N Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$	Section 'Adminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets as y):
unresolved permits, or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$ per and are:mandatoryvoluntary Any unpaid fees or assessment for the Property? yes (\$		
Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$	<u>Y</u> N	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
with others. If yes, complete the following: Any optional user fees for common facilities charged?	<u>√</u>	Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or
Property. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. Any condition on the Property which materially affects the health or safety of an individual. Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public		
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	_ ✓	hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the
The Property is located in a propane gas system service area owned by a propane distribution system		
• retailer.		The Property is located in a propane gas system service area owned by a propane distribution system retailer.
Any portion of the Property that is located in a groundwater conservation district or a subsidence district. The answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):		

Steples-Sotheby's Internettional Reality, 901 N. Maillard Pateitine TX 75501 Phone: 9033737736 Fax:
Larry Green Produced with Lone Wolf Transactions (zpForm Edition) 717 N Harwood St. Suite 2200, Dalas, TX 75201 www.Molf.com

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Concerning the Pro	perty at	150 PR 60	922 Palestine, T	X 75803	
			<u>, , , , , , , , , , , , , , , , , , , </u>		
nersons who rea	nulariv provide	inspections and	who are either	any written inspo licensed as Inspo ppies and complete the	ectors or otherwis
Inspection Date	Туре	Name of Insp	ector		No. of Pages
Note: A buyer	should not rely of A buyer sho	n the above-cited rep ould obtain inspection	ports as a reflection as from inspectors c	of the current condition hosen by the buyer.	of the Property.
Section 10. Check	any tax exempti	on(s) which you (Se	eller) currently clai	m for the Property:	
Homestead		Senior Citizen		Disabled Disabled Vetera Unknown	~ n
Wildlife Mana	igement	Agricultural		Disabled Vetera	an
insurance claim or	a settlement or	award in a legal pro	ceeding) and not	lamage to the Prope used the proceeds to	make the repairs fo
Section 13. Does the contract of Chapter (Attach additional short)	apter 766 of the	Health and Safety	detectors installed Code?* <u>√</u> unknov	in accordance with	the smoke detector or unknown, explain
installed in acco	ordance with the re mance, location, ai	quirements of the build nd power source requir	ding code in effect in rements, if you do по	wellings to have working the area in which the dw t know the building code official for more informatio	velling is located, e requirements in
family who will i impairment from the seller to inst	reside in the dwelli a licensed physicia all smoke detector	ing Is hearing-impaired; an; and (3) wilhin 10 da; s for the hearing-impail	; (2) the buyer gives : ys after the effective o red and specifies the	f: (1) the buyer or a memi the seller written evidend late, the buyer makes a w locations for installation. smoke detectors to instal	ce of the hearing vritten request for The parties may
Seller acknowledges he broker(s), has ins	that the stateme tructed or influen	nts in this notice are ced Seller to provide	true to the best of inaccurate informates	Seller's belief and that tion or to omit any mate	t no person, including erial information.
lignature of Seller		Date	Signature of Selle	er .	Date
rinted Name: 🔀	JUNIE S	Staples	Printed Name:	-0	
XR-1406) 07-08-22	Initiale	d by: Buyer:	and Seller:	Br	Page 5 of 6
tapka-Sotheby's International Real arry Green	ly, 901 N. Maliard Palestine T Produced with Lon-	X 75901 a Wolf Transactions (zlpForm Edition		le: 9033737736 Fax: 00, Dallas, TX 75201 <u>www.lwdl.com</u>	Staples 27.097 B



Concerning the Property at

150 PR607 Palestine, TX 75803

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hall insurance. A certificate of compliance may be required for repairs or improvements to the Property, For more information, please review Information Regarding Windstorm and Hail Insurance for Certain Properties (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- consumments or boundaries you should have those items

(5) If you are basing your offers on square footage, if independently measured to verify any reported information.	leasurements, or boundaries, you should have those tems
(6) The following providers currently provide service to the Electric: TVEC Sewer: Septic Tanker Water: Four fines Water Cable: Trash: Live Oaks out of Uh Natural Gas: Phone Company: Propane: Internet: (7) This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PF The undersigned Buyer acknowledges receipt of the foregoing to the company of the com	phone #: 903 - 723 - 5704 phone #: 903 - 723 - 5704 phone #: 903 - 839 - 180 phone #: phon
•	Signature of Buyer Date
Printed Name:	Printed Name:

and Seller:

Initialed by: Buyer:

(TXR-1406) 07-08-22

Fax:

L? TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORSO, Inc. 2022

Section 5,008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

ALCONCERNING THE PROPERTY AT 156 PR 6027 Palestine, TX 75803

Staples-Sotheby's International Realty, 901 N. Mallard Palentine TX 75401

Larry Green

DATE SIGNED BY SE MAY WISH TO OBTAIL AGENT.	LLEI N. IT	R AI	I QV TON	Α, Α	TOI AW	A S RRA	SUBSTITUTE FOR A NTY OF ANY KIND	BY BY	INS SEL	PE .LE	CTI R,	TION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU O	JYE	R
Section 1. The Proper	That rtv h	as t	202 he it	o em	(ap	prox arke	imate date) or <u>√</u> ne ed below: (Mark Yes	ver i s (Y)	occu , No	ple (N	d ti I), d	since Seller has occupied the F ne Property o r Unknown (U).) e which items will & will not conve		erty	7
Item	Y		U			em		Y			_	Item	Y	N	U
Cable TV Wiring	† ·		V		_		Propane Gas:	<u> </u>	V	T	7	Pump: sump grinder		1	
Carbon Monoxide Det.	1		7	_			ommunity (Captive)		17		7	Rain Gutters		1	Г
Ceiling Fans	1.7	-					Property		1	T	7	Range/Stove	1		Γ
Cooktop	13					ot Tu	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		17.	T	7	Roof/Attic Vents			V
Dishwasher	•	∇					om System		1.7		7	Sauna		$\sqrt{}$	Г
Disposal	1	Ť					vave		1	V	7	Smoke Detector			V
Emergency Escape Ladder(s)		V					or Grill		1			Smoke Detector - Hearing Impaired		·	V
Exhaust Fans			7		Pa	tio/i	Decking		芀	<u> </u>	1	Spa	П	1	
Fences	\vdash	.7	 		-		ing System	7	├	-	7	Trash Compactor			
Fire Detection Equip.	\vdash	×		_		ool	ing Cycleta	Ė	17		1	TV Antenna		V	
French Drain				4			quipment	 	V	_	1	Washer/Dryer Hookup	V		
Gas Fixtures	H		Ť				faint. Accessories		7	1	7	Window Screens			\overline{v}
Natural Gas Lines		abla	\dashv		-		leater		V	\vdash	7	Public Sewer System		V	
7100707 000 000	L1	1						·		<u> </u>					
Item				γ	N	U			A	dd	itio	nal Information			
Central A/C					V		electric gas	nur	nber	of	unì	ts:			
Evaporative Coolers					V	Π	number of units:					·			
Wall/Window AC Units				\checkmark			number of units:	2			2.00				
Attic Fan(s)					\checkmark		if yes, describe:								
Central Heat			7		V		electric gas								
Other Heat				V	·		if yes, describe: 2	حا	Avic	_	W.		nd	Lin	4
Oven				1			number of ovens:		1 V	7 6	lec	lric gas other:			Ū
Fireplace & Chimney				-	J		wood .gas log	S	_ma	ck		other:			
Carport					7		attached not	atta	chec	1					
Garage					./		attached not	atta	chec	1					
Garage Door Openers					V		number of units:					number of remotes:			
Satellite Dish & Controls					1		owned lease	d fro	m:						
Security System					1		owned lease	1 fro	m:						
Solar Panels			$\neg \dagger$		1		owned lease								
Water Heater				7			Velectric gas	-	her:			number of units:			
Water Softener			$\neg \uparrow$	·	7		owned leased								·
Other Leased Items(s)			\dashv		1		If yes, describe:								
(TXR-1406) 07-08-22		l	nitial	ed b	y: B	uyer		nd S	eller:	1	Si	Pa	ge 1	of 6	

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Phone: 9033737736

Fac

Staples 22,097

Underground Lewn Spirikler Septic / On-Site Sewer Facility Water supply provided by: Give well MUD co-op unknown other: Give one unknown (if yes, complete, sign, and attach TKR, 1906 congerning lead-based palint hazards). Roof Type: Give of the sewer facility Give one unknown (if yes, complete, sign, and attach TKR, 1906 congerning lead-based palint hazards). Roof Type: Give overlap of one vooring on the Property (shingles or roof covering) placed over existing shingles or roof covering)? Yes _ no _vinknown Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? Yes _ no if yes, describe (altach additional sheets if necessary): Gestion 2. Are you (Sellar) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Item Y N Bessement Y N Bessement Y N Bessement Y N Bessement Y Doors Y Lighting Fixtures Y Interior Walls If the answer to any of the Items in Section 2 is yes, explain (altach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Section 3. Are you (Sellar) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Section 3. Are you (Sellar) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (Concerning the Property at						Palestin	1 0 ,]	X 75	803		
Septic /On-Site Sewer Facility /	Underground Lawn Sprinkle	<u></u>										
Was the Property built before 1978? _yesno _vunknown Roof Type:	Septic / On-Site Sewer Faci	lity										1
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?yesno if yes, describe (altach additional sheets if necessary):	(If yes, complete, sign, a Roof Type: The factor of the fa	e 19 and (978? _ attach シィル ring o	yes n TXR-1906	conc C	unkno erning S-Ane	wn lead-based	pair	nt haz	ards).	oxim	ate)
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Item Y N Blasement V N Floors V N Floors V N Sidewalks V Walls / Fences V Windows V Windows V V N Electrical Systems V Lighting Flutures Plumbing Systems V Electrical Systems V Electrical Systems V Electrical Systems V N Roof V N Roof V N N N N N N N N N	Are you (Seller) aware of are need of repair? ves	ny o	f the i	s, describe	(attac	ch add	litional sheet:	sifr	necess	sary):	efect	s, or
Item Y N	Zuelejething.	w		verke	Neg	a	o fr		as	* TOROLO		
Basement Ploors					cts o	r malf	unctions in	any	of th	e following? (Mark Yes (Y) i	you	are
Basement Ceilings Doros Driveways Driveways Driveways Driveways Electrical Systems Exterior Walls If the answer to any of the Items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition If the answer to any of the Items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition If the answer to any of the Items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition If the answer to any of the Items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are aware and No (N	Item	Υ	N	Item				Υ	N	Item	Y	N
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Previous Other Structural Repairs Single Blockable Main Drain in Pool/Hot Tub/Spa*										nage needing repair		V
Previous Use of Premises for Manufacture		pairs	3				Single Blo					
		Mai	nufacto	ure	+	V/	Tub/Spa*					<u> </u>

(TXR-1406) 07-08-22 Initialed by: Buyer: _

and Seller:

Page 2 of 6 Staples 22.097

	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A si	ngle blockable main drain may cause a suction entrapment hazard for an individual.
Section - which h	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair as not been previously disclosed in this notice?yes _vno If yes, explain (attach additional sheets in the control of the
	The American
	Nor aurane
ection wholly o	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check r partly as applicable. Mark No (N) if you are not aware.)
<u>N</u> ,	
	Present flood insurance coverage.
	Previous flooding due to a fallure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
	Previous flooding due to a natural flood event.
⁄د.	Previous water penetration into a structure on the Property due to a natural flood.
\$/	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
<u> </u>	Locatedwhollypartly in a floodway.
1	Located wholly partly in a flood pool.
.V	Locatedwhollypartly in a reservoir.
ne ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
*If Bu	yer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
	imposes of this notice:
which	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
Writeri .	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard
*500-y area, u	which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.
*500-y area, v which i	which is designated on the map as Zone X (shadad); and (B) has a two-tenths of one percent annual chance of flooding,
*500-y area, v which i "Flood subjec "Flood under i	which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding. pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers. Insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
*500-y area, v which i *Flood subjec *Flood under i	which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding. pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers. Insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency
"Flood under the sale of a rive as a 10"	which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding. I pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers. Insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). Way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel way of other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to
"Flood under the state of a rive as a 10 "Reser water to a rive as a 10 "Reser water to are a rive as a 10 "Reser water to a rive as	which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding. pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers. Insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). Way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel for or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 20-year flood, without cumulallyely increasing the water surface elevation more than a designated height. Typic" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

Concernir	g the Property at 156 PR LOGO Palestine, TX 75803
provider,	. Have you (Seller) ever filed a claim for flood damage to the Property with any insuranc including the National Flood Insurance Program (NFIP)?*yes _vno if yes, explain (attach additional necessary):
Even v rîsk, ai structu	
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines: ation (SBA) for flood damage to the Property?yes _vno If yes, explain (attach additional sheets a
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y N</u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name: Phone:
	Manager's name: Phone: Phone: Phone: Phone: Phone: Phone: and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged?yes no If yes, describe:
_	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ 🗸	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
_ ?	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
_ 🗸	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
f the answe	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
TXR-1406)	07-08-22 Initialed by: Buyer,and Seller:, Page 4 of 6
	fernational Realty, 201 N. Mallard Palestine TX 75501 Phone: p833737736 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallae, TX 75201 www.lavell.com

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persons who re	gularly provide	years, have you (Seller) received any written inspections and who are either licensed ections?yesmo If yes, attach copies and co	as inspectors or otherv
Inspection Date	Туре	Name of Inspector	No. of Pag
Note: A buyer	should not rely o A buyer sh	on the above-cited reports as a reflection of the curren ould obtain inspections from inspectors chosen by the	nt condition of the Property. b buyer.
Section 10. Check	any tax exempt	tion(s) which you (Seller) currently claim for the Pr	roperty:
Homestead		Senior Citizen Disab	belc
Wildlife Mana	agement	Agricultural Disat	oled Veteran
O41 A	· · · · · · · · · · · · · · · · · · ·	TIKA 10-24-7 ST Unkn	ANA.
ection 11. have y surance provider ection 12. Have y surance claim or	?yes ⊥_no ou (Seller) eve a settlement or	Senior Citizen Disable	age, to the Property with the Property (for example, oceeds to make the repairs
nsurance provider section 12. Have y nsurance claim or which the claim wa	?yes_/no ou (Seller) eve a settlement or s made?yes	r received proceeds for a claim for damage to t award in a legal proceeding) and not used the pro no If yes, explain:	age, to the Property with the Property (for example, oceeds to make the repairs
nsurance provider section 12. Have y surance claim or which the claim wa section 13. Does the	7yesho ou (Seller) eve a settlement or s made?yes he Property have	r received proceeds for a claim for damage to to award in a legal proceeding) and not used the proceeding of the proceed	age, to the Property with the Property (for example, occeeds to make the repairs
nsurance provider section 12. Have y surance claim or which the claim wa section 13. Does the	7yesho ou (Seller) eve a settlement or s made?yes he Property have	r received proceeds for a claim for damage to to award in a legal proceeding) and not used the proceeding of the proceed	age, to the Property with the Property (for example, occeeds to make the repairs
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section 12. Have y insurance provider section 12. Have y insurance claim or which the claim wa section 13, Does the equirements of Ch Attach additional sh *Chapter 766 of installed in acco including perfort effect in your are A buyer may rec family who will impairment from the seller to inst	yes no ou (Seller) eve a settlement or s made? yes ne Property have apter 766 of the eets if necessary sthe Health and Se ordance with the re mance, location, a ea, you may check quire a seller to ins reside in the dwell all smoke detecto	r received proceeds for a claim for damage to a award in a legal proceeding) and not used the proceeding and power source requirements. If you do not know the building proceeding and power source requirements. If you do not know the building to the proceeding and power source requirements.	age, to the Property with the Property (for example, occeeds to make the repairs ance with the smoke detectors which the dwelling is located, uilding code requirements in the information. To a member of the buyer's ten evidence of the hearing remakes a written request for installation. The parties may
Chapter 766 of Installed in according who will impairment from the seller to installed agree who will be beller acknowledges	yes no (Seller) eve a settlement or s made? yes he Property have lapter 766 of the eets if necessary fordance with the no mance, location, a ea, you may check quire a seller to ins reside in the dwell a licensed physic fell smoke detector ear the cost of inst- that the statement	r received proceeds for a claim for damage to a award in a legal proceeding) and not used the proceeding and seed the accordance and safety Code? \(\) unknown no	age, to the Property with the Property (for example, occeeds to make the repairs ance with the smoke detectors we working smoke detectors hich the dwelling is located, uilding code requirements in the information. If or a member of the buyer's ten evidence of the hearing armakes a written request for installation. The parties may ors to install.
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section 12. Have y insurance provider Section 12. Have y insurance claim or which the claim was section 13. Does the equirements of Chartach additional shalled in account including performent from the seller to installed in who will impairment from the seller to installed in agree who will be seller acknowledges the proker(s), has installed in the seller to installed in	yes no (Seller) eve a settlement or s made? yes he Property have lapter 766 of the eets if necessary fordance with the no mance, location, a ea, you may check quire a seller to ins reside in the dwell a licensed physic fell smoke detector ear the cost of inst- that the statement	r received proceeds for a claim for damage to to award in a legal proceeding) and not used the proceeding and safety and sa	age, to the Property with a the Property (for example, occeeds to make the repairs ance with the smoke detectors which the dwelling is located, uilding code requirements in the information. If or a member of the buyer's ten evidence of the hearing armakes a written request for installation. The parties may ors to install.

	oncerning the Property at 156 PR 6077 Palestin	ne, TX 75803
A	DDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a database that registered sex offenders are located in certain zip code areas. To For information concerning past criminal activity in certain are department.	search the database, visit www.txdps.state.tx.us
(2) If the Property is located in a coastal area that is seaward of the Gul mean high tide bordering the Gulf of Mexico, the Property may be Protection Act (Chapter 61 or 63, Natural Resources Code, respect dune protection permit may be required for repairs or improvement authority over construction adjacent to public beaches for more information.	e subject to the Open Beaches Act or the Dun- ively) and a beachfront construction certificate of ts. Contact the local government with ordinance
(3)	of the Property is located in a seacoast territory of this state designs of the Texas Department of Insurance, the Property may be a continue windstorm and hail insurance. A certificate of compliance me Property. For more information, please review <i>Information R Certain Properties</i> (TXR 2518) and contact the Texas Depart Insurance Association.	ubject to additional requirements to obtain o ay be required for repairs or improvements to the egarding Windstorm and Hail Insurance fo
(4)	This Property may be located near a military installation and may compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zofor a military installation and may be accessed on the Internet county and any municipality in which the military installation is located	to high noise and compatible use zones is one Study or Joint Land Use Study prepared website of the military installation and of the
	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zofor a military installation and may be accessed on the Internet	to high noise and compatible use zones is one Study or Joint Land Use Study prepared website of the military installation and of the i.
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. If you are basing your offers on square footage, measurements,	to high noise and compatible use zones is one Study or Joint Land Use Study prepared website of the military installation and of the i.
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. If you are basing your offers on square footage, measurements, independently measured to verify any reported information. The following providers currently provide service to the Property:	to high noise and compatible use zones is the Study or Joint Land Use Study prepared website of the military installation and of the land. or boundaries, you should have those items
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. If you are basing your offers on square footage, measurements, independently measured to verify any reported information. The following providers currently provide service to the Property:	to high noise and compatible use zones is the Study or Joint Land Use Study prepared website of the military installation and of the i. or boundaries, you should have those items phone #:
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. If you are basing your offers on square footage, measurements, independently measured to verify any reported information. The following providers currently provide service to the Property:	to high noise and compatible use zones is the Study or Joint Land Use Study prepared website of the military installation and of the land. or boundaries, you should have those items phone #: 772 - 732 - 2314 phone #:
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located lift you are basing your offers on square footage, measurements, independently measured to verify any reported information. The following providers currently provide service to the Property: Electric: TVEC Sewer: tanks on property Water: Four Piwes Later Company	to high noise and compatible use zones is the Study or Joint Land Use Study prepared website of the military installation and of the it. or boundaries, you should have those items phone #: 772 - 732 - 7214 phone #: 903 - 723 - 570
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. If you are basing your offers on square footage, measurements, independently measured to verify any reported information. The following providers currently provide service to the Property: Electric: TVEC Sewer: tanks on property Water: Four Proces Later Company	to high noise and compatible use zones is the Study or Joint Land Use Study prepared website of the military installation and of the it. or boundaries, you should have those items phone #: 772 - 732 - 7214 phone #: 903 - 723 - 570
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. If you are basing your offers on square footage, measurements, independently measured to verify any reported information. The following providers currently provide service to the Property: Electric: TVEC Sewer: tanks on property Water: Four Piwes Later Company Cable: Trash: Live Ooks Dunyster	to high noise and compatible use zones is the Study or Joint Land Use Study prepared website of the military installation and of the idea. or boundaries, you should have those items phone #: phone #: phone #: phone #: phone #: 903-839-1800
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. If you are basing your offers on square footage, measurements, independently measured to verify any reported information. The following providers currently provide service to the Property: Electric: TVEC Sewer: tanks on property Water: Four Prives Water Company Cable: Trash: Live Oaks Dumpster Natural Gas:	to high noise and compatible use zones is the Study or Joint Land Use Study prepared website of the military installation and of the idea. or boundaries, you should have those items phone #:
(5)	compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. If you are basing your offers on square footage, measurements, independently measured to verify any reported information. The following providers currently provide service to the Property: Electric: TVEC Sewer: tanks on property Water: Four Piwes Later Company Cable: Trash: Live Ooks Dunyster	to high noise and compatible use zones is the Study or Joint Land Use Study prepared website of the military installation and of the idea. or boundaries, you should have those items phone #: phone #: phone #: phone #: phone #: 903-839-1800

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller:,	Page 6 of 6
Staples-Sotheby's International Realty, 90 Larry Green	DI N. Mallard Palestine TX 75801 Produced with Lone Well Transactions (alpForm Edition	Phone: 9033737736 Fax: n) 717 N Harwood St, Suita 2200, Dallas, TX 75201 <u>www.lyyolf.com</u>	Staples 22.097

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORSO, Inc. 2022

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

#5 CONCERNING THE PROPERTY AT

Staples-Sotheby's International Realty, 901 N. Mallard Palestina TX 75501

Larry Green

191 PR 6022 Palestine, TX 75803

Section 1. The Proper					(ap	prox	rimate date) or <u>v</u> ne	ver o	occu	oied t		iop	· ()	
	not e	as t stabi	he it lish tl	en he i	is m tems	arki to b	ed below: (Mark Yes e conveyed. The contra	i (Y) act w	, No ill de	(N), d ermin	e which items will & will not convey	′ .		
Item	Y	N	U		It	em		Y	N	U	ltem	Y	N	
Cable TV Wiring			V				Propane Gas:			V	Pump: sump grinder		\checkmark	L
Carbon Monoxide Det.	Ι,				-L	РC	ommunity (Captive)			V	Rain Gutters			L
Ceiling Fans	V.				-L	P or	n Property	<u> </u>		\checkmark	Range/Stove			L
Cooktop	7				H	ot Ti	ub		V		Roof/Attic Vents			L
Dishwasher			\vee	,	In	terc	om System			1	Sauna		_	L
Disposal					M	cro	wave				Smoke Detector			
Emergency Escape Ladder(s)		/			OI	utdo	or Grill				Smoke Detector - Hearing Impaired			
Exhaust Fans			7		Pa	atio/l	Decking	V.			Spa		V	Ī
Fences	1			,			Ing System	V			Trash Compactor		V	ſ
Fire Detection Equip.			V		Po				√.		TV Antenna			ľ
French Drain			7	•	Po	ol E	quipment		1		Washer/Dryer Hookup	7		ſ
Gas Fixtures			7	•			laint. Accessories		V		Window Screens			ľ
Natural Gas Lines			V		Po	oll	leater		V		Public Sewer System		V	_
Item			-	Υ	N.	U	<u> </u>		Δ.	ditio	nal Information			_
Central A/C				<u></u>	17	 	electric gas	ทเเก						-
Evaporative Coolers			-+		ナ		number of units:		1001	O(P.11				-
Wall/Window AC Units			_	7	-	 		3						-
Attic Fan(s)		•			V	-	if yes, describe:							-
Central Heat					J	-	electric gas	ทบท	ber	of uni	fs:			-
Other Heat				7	 					رهده				-
Oven				7	_		number of ovens:			elec				_
Fireplace & Chimney				•	_	V	wood gas log	s	mod		other: I do not know	a٤	m	7
Carport					7	 	attached not				Chinney + 10	بالخز	J	Ē
3arage			\dashv		Ž		attached not							-
Garage Door Openers		-			V		number of units:				number of remotes:			_
Satellite Dish & Controls			$\neg \uparrow$			V	. owned leased	fro	m:					-
Security System			$\neg +$		7		owned leased							-
Solar Panels			_		J		owned leased							-
Vater Heater			-	7	×		√ electric V gas		ner:		number of units:			•
Vater Softener			─ ├	-	V		owned leased	-						
Other Leased Items(s)					7.		if yes, describe:							7

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harvood St. Suite 2200, Dallas, TX 75201 WWW.lwck.com

Phone: 9033737736

Fax:

Staples 22,097

Staples-Sotheby's International Realty, 901 N. Mallard Palestine TX 75801 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Hanvood St, Suite 2200, Dallas, TX 75201 www.lwclf.com

and Seller:

Initialed by: Buyer:

(TXR-1406) 07-08-22

Larry Green

Page 2 of 6 Siaples 22,097

Concerni	ng the Property at	191 PR GOY	Palestine, TX 75803	
If the ans	wer to any of the it	ems in Section 3 is yes, expla	in (attach additional sheets If	necessary):
*A sin	gle blockable main d	rain may cause a suction entrapn	nent hazard for an individual.	
Section 4 which ha	l. Are you (Seller as not been previ y):	aware of any item, equipme	ent, or system in or on the ice?yesno If yes,	Property that is in need of repair explain (attach additional sheets
Section & wholly or	5. Are you (Selle) r partly as applica	r) aware of any of the follow ble. Mark No (N) if you are n	ring conditions?* (Mark Ye ot aware.)	s (Y) if you are aware and checi
<u>Y N</u>				
			ch of a reservoir or a co	ntrolled or emergency release o
$\sqrt{}$	Previous floodin	g due to a natural flood event.		
	Previous water p	penetration into a structure on	the Property due to a natura	l flood.
	AH, VE, or AR).			ard Area-Zone A, V, A99, AE, AO
_ 🗸 /	Located who	llypartly in a 500-year floo	odplain (Moderate Flood Haz	ard Area-Zone X (shaded)).
	Located who	lly partly in a floodway.		
<u>/</u>	Located who	lly partly in a flood pool.		
	Located who	ly partly in a reservoir.		
the ansv	ver to any of the at	oove is yes, explain (attach ad	ditional sheets as necessary):
*If Bu	yer is concerned	about these matters, Buyer (may consult Information A	bout Flood Hazards (TXR 1414).
	rposes of this notice:			t t floor t to over all and a
which which i	is designated as Zoı is considered to be a	ne A, V, A99, AE, AO, AH, VE, o high risk of flooding; and (C) ma	or AR on the map; (B) has a o y include a regulatory floodway,	
area, y which i	vhich is designated (is considered to be a	on the map as Zone X (shaded); moderate risk of flooding.	and (B) has a two-tenths of o	rate map as a moderate flood hazard ne percent annual chance of flooding
subject	t to controlled inunda	tion under the management of the	a United States Army Corps of E	
under t	the National Flood In	surance Act of 1968 (42 U.S.C. S	ection 4001 et seq.),	deral Emergency Management Agency
of a riv as a 10	er or other watercoul 10-year flood, without	rse and the adjacent land areas the cumulatively increasing the wate	nat must be reserved for the dis r surface elevation more than a	
"Reser water o	voir" means a water or delay the runoff of	water in a designated surface are	a of land.	of Engineers that is intended to retain
(XR-1406)	07-08-22	Initialed by: Buyer:,		Page 3 of 6
		Hand Palastina TX 15801	Phone: 9)33737736	Fax: Siaples 22.097

©oncernin	ing the Property at 191 PU 6077 Palestine, TX 75803	
provider,	6. Have you (Seller) ever filed a claim for flood damage to the Property with a line in the National Flood Insurance Program (NFIP)?*yes _v_no if yes, explains necessary):	n any insuranco n (attach additiona
Even w risk, ar str⊔ctui		property within the
Administr	7. Have you (Seller) ever received assistance from FEMA or the U.S. tration (SBA) for flood damage to the Property?yes √no If yes, explain (attach act);	Small Business iditional sheets as
not aware	3. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark	No (N) if you are
<u>Y N</u> 	Room additions, structural modifications, or other alterations or repairs made without necess unresolved permits, or not in compliance with building codes in effect at the time.	sary permits, with
	Homeowners' associations or maintenance fees or assessments. If yes, complete the follow Name of association:	
	Manager's name: Fees or assessments are: \$	tory voluntary
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in u with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:	
	Any notices of violations of deed restrictions or governmental ordinances affecting the condit Property.	tion or use of the
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	, but is not limited
	Any death on the Property except for those deaths caused by: natural causes, suicide, or act to the condition of the Property.	cident unrelated
	Any condition on the Property which materially affects the health or safety of an individual.	
	Any repairs or treatments, other than routine maintenance, made to the Property to remediat hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).	e environmental
$-\frac{\checkmark}{2}$	Any rainwater harvesting system located on the Property that is larger than 500 gallons and water supply as an auxiliary water source.	lhat uses a public
- <u>'</u> ?	The Property is located in a propane gas system service area owned by a propane di retailer.	
	Any portion of the Property that is located in a groundwater conservation district or a subside	
f the answe	ver to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):	
TXR-1406) (07-08-22 Initialed by: Buyer:,and Seller:,	Page 4 of 6
	International Realty, 501 N. Mailand Paleatine TX 759)1 Phono: 9433737736 Fee: Produced with Lone Wolf Transactions (zipForm Edition) 717 N Henwood St, Suite 2200, Dellas, TX 75201 www.lwolf.com	Staples 22.097

Concerning the Pro	perty at	PR QDZZ Palestine, TX	75803
persons who re-	gulariy provide	years, have you (Seller) received a inspections and who are either I ections?yes _vno if yes, attach copi	censed as inspectors or otherwise
Inspection Date	Туре	Name of Inspector	No. of Pages
Note: A buyer	should not rely o A buyer sh	on the above-cited reports as a reflection of ould obtain inspections from inspectors cho	the current condition of the Property. sen by the buyer.
Section 10. Check	any tax exempt	tion(s) which you (Seller) currently claim	for the Property:
Homestead		Senior Citizen	Disabled
Wildlife Mana	agement	Senior Citlzen ✓ Agricultural ✓ X	Disabled Veteran Unknown
Other: _ [3-10	type This	半 火沙 r filed a claim for damage, other than fl	Parameter Control of C
insurance claim or	a settlement or	r received proceeds for a claim for dar award in a legal proceeding) and not use	ed the proceeds to make the repairs fo
insurance claim or	ou (Seller) eve a settlement or	r received proceeds for a claim for dar award in a legal proceeding) and not use 	ed the proceeds to make the repairs fo
insurance claim or which the claim was section 13. Does to requirements of Ch	ou (Seller) eve a settlement or is made? yes he Property have napter 766 of the	award in a legal proceeding) and not use ye working smoke detectors installed in the Health and Safety Code?* ✓unknown	ed the proceeds to make the repairs to
Insurance claim or which the claim was section 13. Does to requirements of Chromosomer (Attach additional should be considered in accomplication of the constalled in accompli	rou (Seller) eve a settlement or is made? yes he Property have apter 766 of the eets if necessary	award in a legal proceeding) and not use	a accordance with the smoke detector noyes. If no or unknown, explain llings to have working smoke detectors area in which the dwelling is located, now the building code requirements in cial for more information.
Insurance claim or which the claim was section 13. Does to requirements of Chapter 766 or installed in accomplishing performent of the seller to installed to insurance family who will impairment from the seller to insurance of the seller to insurance which impairment from the seller to insurance which impairment impairment from the seller to insurance which impairment impairment impairme	rou (Seller) eve a settlement or is made? yes he Property have apter 766 of the eets if necessary If the Health and Sacrdance with the remance, location, a lea, you may check a licensed physicatell smoke detectors.	award in a legal proceeding) and not use	accordance with the smoke detector noyes. If no or unknown, explain lings to have working smoke detectors area in which the dwelling is located, now the building code requirements in cial for more information. If the buyer or a member of the buyer's seller written evidence of the hearing of the buyer makes a written request for ations for installation. The parties may
Section 13. Does to requirements of Chapter 766 or installed in according performents of the family who will impairment from the seller to installed who will be seller acknowledges.	tou (Seller) eve a settlement or a settlement or as made?yes he Property have apter 766 of the eets if necessary fithe Health and Sacrdance with the mance, location, a ea, you may check quire a seller to instreside in the dweller a licensed physical smoke detector ear the cost of instruction. That the statement of the cost	award in a legal proceeding) and not use	accordance with the smoke detectonoyes. If no or unknown, explain llings to have working smoke detectors area in which the dwelling is located, now the building code requirements in cial for more information. If the buyer or a member of the buyer's seller written evidence of the hearing ations for installation. The parties may oke detectors to install. Iller's belief and that no person, including
Section 13. Does to requirements of Chapter 766 of installed in according performents of the family who will impairment from the seller to installed in agree who will be seller acknowledges the broker(s), has installed in according to the seller to installed in according to the seller to installed in according to the seller to installed in agree who will be seller acknowledges the broker(s), has installed in the seller acknowledges the broker(s).	tou (Seller) eve a settlement or a settlement or as made?yes he Property have apter 766 of the eets if necessary fithe Health and Sacrdance with the mance, location, a ea, you may check quire a seller to instreside in the dweller a licensed physical smoke detector ear the cost of instruction. That the statement of the cost	award in a legal proceeding) and not use of no if yes, explain: we working smoke detectors installed in the Health and Safety Code?*	accordance with the smoke detector noyes. If no or unknown, explain lings to have working smoke detectors area in which the dwelling is located, now the building code requirements in cial for more information. If the buyer or a member of the buyer's seller written evidence of the hearing of the buyer makes a written request for ations for installation. The parties may oke detectors to install.
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Section 13. Does to requirements of Chapter 766 or installed in according performents of the family who will impairment from the seller to installed who will be seller acknowledges.	tou (Seller) ever a settlement or is made?yes he Property have napter 766 of the eets if necessary file Health and Sa ordance with the name, location, a ea, you may check reguire a seller to instructed in the dweller a licensed physicall smoke detector ear the cost of instance. That the statement of the cost of influence of the cost of infl	we working smoke detectors installed in the Health and Safety Code?*	accordance with the smoke detector noyes. If no or unknown, explain lings to have working smoke detectors area in which the dwelling is located, now the building code requirements in cial for more information. If the buyer or a member of the buyer's seller written evidence of the hearing of the huyer makes a written request for ations for installation. The parties may oke detectors to install. Iller's belief and that no person, including nor to omit any material information.

Concerning		
Concerning	the Property	at

191 PR 6077 Palestine, TX 75803

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hall insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hail Insurance for Certain Properties (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items Independently measured to verify any reported information.

Electric: TVEC	phone #: 972-932-2214
Sower: tanks (Septic on Site)	phone #:
Sower: tanks (Septic on Site) Water: Four Piwes Water Co.	phone #: 903-723-5/10L
Ooklas	phone #:
Trash: Live Oaks Dumpster	phone #: 903 - 839 - 1800
Natural Gas:	phone #:
Phone Company:	_ phone #:
Propane:	phone #:
Internet:	phone #:

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

Larry Green

(6) The following providers currently provide service to the Property:

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller: A,	Page 6 of 6
Staples-Sotheby's International Realty, 90	1) N. Mallard Palestine TX 75801 Produced with Long Walt Transactions /zloForm Editor	Phone: 9033737736 Fax; p) 717 N Harwood St. Sulle 2200 Dallas TX 75201 www.lvoy.com	Staples 22,097

L? TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORSO, Inc. 2022

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

CONCERNING THE PI	פטפ	EOT	rv <i>(</i>	T	6	\ \	n PR 607	70	alac	fina:	TY 75803			
THIS NOTICE IS A DIS	CL(OSU R A	RE ND	OF IS 1	SEL	LEF	R'S KNOWLEDGE OF SUBSTITUTE FOR A	TH NY	IE C	OND PEC	ITION OF THE PROPERTY AT TIONS OR WARRANTIES TH , SELLER'S AGENTS, OR AN	E BI	UYE	R
AGENT.			. 0.				6 Call		la a	la sa a	since Calley has assumed the	Dras	aadu	'n
Seller_is_is not o Perfed until 201	ocup 12		g in	e Pr	ope (ap	ny. i prox	r unoccupied (by Seil (imate date) or <u>√</u> ne	er), ver (now	pied	since Seller has occupied the the Property	-10t	jeity	
Section 1. The Proper This notice does	rty h not e	as 1 stab	he lish	item the i	is m tems	ark to b	ed below: (Mark Yes e conveyed. The contra	(Y) act w	, No ill dei	(N), te <i>m</i> i	or Unknown (U).) ne which items will & will not conve	у.		
Item	Y	N	u	7	lt	em		Y	N.	U	Item	Y	N	Ti
Cable TV Wiring	 -	1	V	/ 4			Propane Gas:		1		Pump: sump grinder		1	Γ
Carbon Monoxide Det.	Ι.	1	$\forall v$	7	_		ommunity (Captive)		V		Rain Gutters	1	V.	Γ
Ceiling Fans	1	1	Ť	1	-		n Property		V		Range/Stove	V	\vdash	Γ
Cooktop	J	\vdash	1	7	_	ot T			V		Roof/Attic Vents	1		١,
Dishwasher	1	7	<u> </u>	1			om System		Ť		Sauna	1	1	T
Disposal	Ħ	7	T	1			wave	7-		V	Smoke Detector			١,
Emergency Escape Ladder(s)		1			0	utdo	or Grill	-			Smoke Detector - Hearing Impaired			
Exhaust Fans	-	 -	\overline{V}	7	P	atio/	Decking Peren	V			Spa	1	V	Γ
Fences	ļ	7	 	Ì	-	_	ing System	7			Trash Compactor		V	Γ
Fire Detection Equip.	_	<u> </u>	V	7	-	ool	mig ojotom	-	V		TV Antenna	\Box	$\dot{\Box}$,
French Drain		_		1			quipment	_	V)	\neg	Washer/Dryer Hookup	V		Г
Gas Fixtures		 	1	1			Maint. Accessories		V	\neg	Window Screens	+		\
Natural Gas Lines			V	1			leater		V		Public Sewer System		V	
				_										
ltem				Υ	N	U					onal Information			
Central A/C				L	V		electricgas	nun	nber	of ur	nits:			
Evaporative Coolers				<u>L.</u>	$ \vee $	<u> </u>	number of units:		- tr					
Wall/Window AC Units				-	V		number of units:	·	2	\$				
Attic Fan(s)					V		if yes, describe:						-	
Central Heat					1		electric gas	nun	nber	of ur	ılts:			
Other Heat					V		if yes, describe:							
Oven				<u>V</u>			number of ovens:	1			ctric gas other:			
Fireplace & Chimney					Y,		wood gas log	_	mo		other:			
Carport					V		attachednot							
Garage					V	<u> </u>		atta	ched					
Garage Door Openers					Z,	<u> </u>	number of units:		*******		number of remotes:			
Satellite Dish & Controls					۷,		owned leased							٠
Security System				L_	1		owned leased							
Solar Panels				<u>, , , , , , , , , , , , , , , , , , , </u>	~	<u> </u>	owned leased							
Water Heater				7	√	<u></u>	_/electricgas		her:	-	number of units:			
Water Softener						<u> </u>	owned leased	fro	m:	······				
Other Leased Items(s)					V	<u> </u>	if yes, describe:			_				
(TXR-1406) 07-08-22		ŀ	nitia	led b	y; B	uyer	; , ar	nd Se	eller:	B	∑ , Pa	ge 1	of 6	ŀ

Stapics-Solitoby's International Realty, 501 N. Malland Palestine TX 75801

Larry Green Produced with Lone Wolff Transactions (zipForm Edition) 717 N Herwood St. Suite 2200, Callas, TX 75201 www.hwol.com

Staples 12.897

1			0.4									
Concerning the Property at	2	101	7 PIL 6	00	VV	Palestin	ie, T	X 7	58C	3		
Underground Lawn Sprinkle				aul	omati	c manual	are	as	OVE	ered:		
Septic / On-Site Sewer Faci			if y							Site Sewer Facility (TXR-1407)	
												1 de
Water supply provided by: Was the Property built before (If yes, complete, sign,	and	attac	on IXK-1906 C	once	erning	lead-based	pair	n us	zar	ds).		
Is there an overlay roof of covering)?yesno	ove	ring now	on the Prope	rty	(shing	les or roof	cov	erin	g p	(appro laced over existing shingles	or	roof
Are you (Seller) aware of a are need of repair?yes_	ny o	f the	e items listed in es, describe (a	n thi ittac	s Sec h add	tion 1 that a Itional sheet	re n sifr	ot ir nece	ssa	orking condition, that have de- ry):	fects	i, or
												-
Section 2. Are you (Seller aware and No (N) if you are				S 01	maif	unctions in	any	of	he	following? (Mark Yes (Y) if	you	are
Item	Υ	N	Item				Y	N	İ	Item	Υ	N
Basement	<u> </u>	7		100	ace	balroom	1	 		Sidewalks	1	W
Cellings	 	7	Foundation					1		Walls / Fences	T	
Doors	 	\ <u>\</u>	Interior W					1		Windows		
Driveways		7	Lighting F					1		Other Structural Components	1	
Electrical Systems	 	$\overrightarrow{\nabla}$	Plumbing					1			T	+-1
Exterior Walls	_	V	Roof	<u> </u>	3(01)10			1			\vdash	
Section 3. Are you (Seller you are not aware.)) aw	are	of any of the t	folic	wing	conditions	? (N	lark	Ye	s (Y) if you are aware and N	o (N	1) if
Condition				Υ	N	Conditio	n				Y	N
Aluminum Wiring						Radon G	as					1
Asbestos Components						Settling						V
Diseased Trees: oak wilt	-			<u> </u>	<u> '</u>	Soil Move						1
Endangered Species/Habitat	on	Prop	erty		14	Subsurfac						1/
Fault Lines					12	Undergro						V
Hazardous or Toxic Waste					~	Unplatted						
Improper Drainage					14	Unrecord						1
Intermittent or Weather Sprin	gs		***	_	V	Urea-form						V
Landfill		1701	11		14					ue to a Flood Event		V
Lead-Based Paint or Lead-Ba			Hazaras	_	7	Wetlands Wood Ro		710	eit			V
Encroachments onto the Pro			Inranarhi	<u> </u>				fion	of t	ermites or other wood	-1	
Improvements encroaching o		11612	property		~	destroying	g ins	ects	(V		_	V
Located in Historic District					-4							
Historic Property Designation					4	Previous			1 V\	/DI damage repaired	\dashv	
Previous Foundation Repairs										ge needing repair	\dashv	7
Previous Roof Repairs	nn1				 					n Drain in Pool/Hot		一
Previous Other Structural Re					V	Tub/Spa*		ו סוט	AICII	DIGHT HE FOUNTION		
Previous Use of Premises for of Methamphetamine	Ma	nufa	cture		\checkmark			۸١,	,			•
(TXR-1406) 07-08-22	ı	nitial	ed by: Buyer		_,_	and Se	ller:	H3		Page	e 2 o	if 6

Staples-Soltheby's International Realty, 901 N. Mallerd Palestine TX 75801

Fac:

Staples-Soltheby's International Realty, 901 N. Mallerd Palestine TX 75801

Fac:

Wayn. Modi. com

Larry Green

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Wayn. Modi. com

Staples 22.097

	ng the Property at 207 PC 6022 Palestine, TX 75803
if the ans	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sin	gle blockable main drain may cause a suction entrapment hazard for an individual.
Section 4	. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repairs not been previously disclosed in this notice?yes \bigvee no If yes, explain (attach additional sheets
necessary	/):
-6	neverthing is working Line as for as I tout
	ac soft in the second of the s
ection 5 holly or	. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and chec partly as applicable. Mark No (N) if you are not aware.)
N.	
	Present flood insurance coverage.
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release water from a reservoir.
1	Previous flooding due to a natural flood event.
V,	Previous water penetration into a structure on the Property due to a natural flood.
	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, A6, AH, VE, or AR).
√	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located wholly partly in a floodway.
V,	Located wholly partly in a flood pool.
	Locatedwhollypartly in a reservoir.
· —	rer to any of the above is yes, explain (attach additional sheets as necessary):
ine answ	el to any of the above is yes, explain (attach additional sheets as necessary).
*If Buy	er is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
For pur	poses of this notice:
which is	ar floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area s designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding s considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
"500-ye area, w	ar floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazar hich is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding considered to be a moderate risk of flooding.
"Flood p subject	000]" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that i to controlled inundation under the management of the United States Army Corps of Engineers.
"Flood i under tr	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agenc ne National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a rive	ray" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe or or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
	oir' means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retail
"Reserv water or	delay the runoff of water in a designated surface area of land.
Reservi water or (KR-1408	

Concernin	g the Property at 307 + Corr Palestine, TX 75803 Have you (Seller) ever filed a claim for flood damage to the Property with any insurance
provider,	including the National Flood Insurance Program (NFIP)?*yes <u>~</u> no If yes, explain (attach additional necessary):
Even w risk, ar structur	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the e(s).
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yes _vno If yes, explain (atlach additional sheets as :
Section 8. not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y N</u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
_ ¥	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged?yes no If yes, describe:
	Any notices of violations of dead restrictions or governmental ordinances affecting the condition or use of the Property.
_ ✓	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, sulcide, or accident unrelated to the condition of the Property.
	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
_ ¥	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answe	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406) (07-08-22 Initiated by: Buyer:,and Seller: Page 4 of 6
	ternational Realty, 901 N. Mallard Palestine TX 75861 Phone: 9033737734 Fax Staples 12.097 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dalles, TX 75201 www.Molf.com

Concerning the Pro			
persons who rec	pularly provid	years, have you (Seller) receive inspections and who are either to yes of the periods f the periods of the period of the periods of the perio	red any written inspection reports her licensed as inspectors or other h copies and complete the following:
nspection Date	Туре	Name of Inspector	No. of Pag
Mote: A huver	should not rely	on the above-cited reports as a reflecti	ion of the current condition of the Property.
-	A buyer sh	ould obtain inspections from inspector	s chosen by the buyer.
ection 10. Check	any tax exemp	tion(s) which you (Seller) currently of	claim for the Property: Disabled
Homestead Wildlife Mana	agement	Senior Citizen Agricultural	Disabled Veteran
Other: U.C.	No THOU	a TA	Unknown
ection 11. Have y surance provider ection 12. Have y surance claim or	ou (Seller) eve ?yes∕no ou (Seller) eve a settlement o	er filed a claim for damage, other the er received proceeds for a claim for r award in a legal proceeding) and n	han flood damage, to the Property with or damage to the Property (for example of used the proceeds to make the repairs
ection 11. Have y surance provider ection 12. Have y surance claim or thich the claim water the claim water the claim water the claim the claim water the claim the claim water the claim the claim water the claim the	ou (Seller) every yes	er filed a claim for damage, other the received proceeds for a claim for award in a legal proceeding) and no sometimes of the received proceeding and no sometimes of the second	han flood damage, to the Property with or damage to the Property (for example of used the proceeds to make the repairs
section 11. Have ynsurance provider section 12. Have ynsurance claim or which the claim water the claim water the claim the claim the claim water the claim	ou (Seller) every yes	er filed a claim for damage, other the received proceeds for a claim for award in a legal proceeding) and no sometimes of the	han flood damage, to the Property with or damage to the Property (for example of used the proceeds to make the repairs
section 11. Have y insurance provider tection 12. Have y insurance claim or which the claim was ection 13. Does the equirements of Charles additional shalled in accomplying performance including performance.	yes	er filed a claim for damage, other the received proceeds for a claim for award in a legal proceeding) and not so not five, explain: ave working smoke detectors instal the Health and Safety Code?* vunk by: afety Code requires one-family or two-familing code in effective and so the building code in effective area.	han flood damage, to the Property with or damage to the Property (for example of used the proceeds to make the repairs led in accordance with the smoke deternown no yes. If no or unknown, expensive the proceeds to make the repairs in the area in which the dwelling is located, anot know the building code requirements in
ection 11. Have y is urance provider tection 12. Have y is urance claim or which the claim was ection 13. Does the equirements of Chapter 766 of installed in according performent from the seller to installer to in	rou (Seller) ever ?yesno rou (Seller) ever a settlement or s made?ye re Property has papter 766 of the eets if necessare file Health and Sordance with the mance, location, you may check a licensed physicall smoke detected.	er filed a claim for damage, other the received proceeds for a claim for award in a legal proceeding) and not so not if yes, explain: Eve working smoke detectors install the Health and Safety Code?* with working smoke detectors in effect and power source requirements. If you do a unknown above or contact your local build estall smoke detectors for the hearing impaintling is hearing-impaired; (2) the buyer givesian: and (3) within 10 days after the effective	han flood damage, to the Property with or damage to the Property (for example of used the proceeds to make the repairs led in accordance with the smoke deternown no yes. If no or unknown, expectly dwellings to have working smoke detectors to the area in which the dwelling is located, onto know the building code requirements in ing official for more information. The first of the buyer or a member of the buyer's res the seller written evidence of the hearing we date, the buyer makes a written request for the locations for installation. The parties may
ection 11. Have y isurance provider tection 12. Have y isurance claim or which the claim was ection 13. Does the equirements of Chapter 766 of installed in according performent of the seller to installer acknowledges eller acknowledges	ou (Seller) ever yes	er filed a claim for damage, other the received proceeds for a claim for award in a legal proceeding) and not a working smoke detectors install the Health and Safety Code?* wink by: Safety Code requires one-family or two-family and power source requirements. If you do a cunknown above or contact your local build stall smoke detectors for the hearing impaired; (2) the buyer give claim, and (3) within 10 days after the effections for the hearing-impaired and specifies a tailling the smoke detectors and which branchents in this notice are true to the best	han flood damage, to the Property with or damage to the Property (for example of used the proceeds to make the repairs led in accordance with the smoke deternown no yes. If no or unknown, expectly dwellings to have working smoke detectors to the area in which the dwelling is located, onto know the building code requirements in ing official for more information. The first of the buyer or a member of the buyer's res the seller written evidence of the hearing we date, the buyer makes a written request for the locations for installation. The parties may
ection 11. Have y surance provider ection 12. Have y surance claim or which the claim was ection 13. Does the equirements of Chapter 766 of installed in according performent in your are family who will impairment from the seller to instagree who will be eller acknowledges	ou (Seller) ever yes	er filed a claim for damage, other the received proceeds for a claim for award in a legal proceeding) and not a working smoke detectors install the Health and Safety Code?* wink by: Safety Code requires one-family or two-family and power source requirements. If you do a cunknown above or contact your local build stall smoke detectors for the hearing impaired; (2) the buyer give claim, and (3) within 10 days after the effections for the hearing-impaired and specifies a tailling the smoke detectors and which branchents in this notice are true to the best	han flood damage, to the Property with or damage to the Property (for example of used the proceeds to make the repairs led in accordance with the smoke deternown no yes. If no or unknown, expending the area in which the dwelling is located, ont know the building code requirements in ing official for more information. The diff. (1) the buyer or a member of the buyer's rest the seller written evidence of the hearing we date, the buyer makes a written request for the locations for installation. The parties may do f smoke detectors to install. of Seller's belief and that no person, including mation or to omit any material information.
section 11. Have ynsurance provider section 12. Have ynsurance claim or which the claim was section 13. Does the equirements of Chapter 766 of Installed in accomplication in section 13. The section 13. Does the equirements of Chapter 766 of Installed in accomplication in section including performent of the section of the section will be seller acknowledges broker(s), has installed in section in the section will be seller acknowledges broker(s), has installed in the section will be seller acknowledges.	rou (Seller) ever yes	er filed a claim for damage, other the received proceeds for a claim for award in a legal proceeding) and not a working smoke detectors install the Health and Safety Code?* wink by: Stafety Code requires one-family or two-family and power source requirements. If you do a cunknown above or contact your local build stall smoke detectors for the hearing impainable is hearing-impaired; (2) the buyer give claim, and (3) within 10 days after the effections for the hearing-impaired and specifies to tailing the smoke detectors and which branches in this notice are true to the best sinced Seller to provide inaccurate information.	han flood damage, to the Property with or damage to the Property (for example of used the proceeds to make the repairs led in accordance with the smoke deternown no yes. If no or unknown, expending to have working smoke detectors to in the area in which the dwelling is located, not know the building code requirements in ing official for more information. The seller written evidence of the buyer's reset the seller written evidence of the hearing we date, the buyer makes a written request for the locations for installation. The parties may dof smoke detectors to install. The seller information. The seller information includes the seller with any material information.

Concerning the Property at	207	PQ 60 D Palestine, TX 76803
	•	1

ADDITIONAL NOTICES TO BUYER:

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• • • • • • • • • • • • • • • • • • • •	
Electric: TVEC	phone #: 972-932-2214
Sower: tenks at each site	phone #:
Water Fow Pines, Vatal Supply	phone #: 903 - 723 - 5704
Cable:	phone #:
Trash: Live Caks Dumpster	phone #: 903 - 839 - 1800
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	phone #:
	aka a kacamat Milan Karatanya Jamesa makada ana kisin makin m

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Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:)
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller: ## ,	Page 6 of 6
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