## TEXAS REALTORS

## SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE P	ROF	PEF	RTY	'A	Γ 17	406	County Road 482	1			Normangee TX	77	871	L
AS OF THE DATE S	SIGN	IEC ER	D B	Y	SEL	LEI H T	R AND IS NOT A O OBTAIN. IT IS	A SU	BS7	TIT	HE CONDITION OF THE PROTUTE FOR ANY INSPECTION RRANTY OF ANY KIND BY S	NS	0	R
Seller ☑ is □ is not the Property? □	ОС	cu	oyin	g th	ne F	Prop	perty. If unoccupie (a	d (by pprox	Sel ima	ler te	r), how long since Seller has o date) or 🔲 never occup	occu	ıpie th	ed ne
Section 1. The Prope This notice does not es	e <b>rty</b> stabli	ha: ish	s th	e it	em ns to	s m	arked below: (Ma conveyed. The cont	ark Ye	es (	Y),	, No (N), or Unknown (U).) rmine which items will & will not d	conv	ey.	
Item	Y	N	U	1	tem	1		YN	U		Item	Υ	N	U
Cable TV Wiring	/	+		-		-	ropane Gas:	1			Pump: ☐ sump ☐ grinder			_
Carbon Monoxide Det.	1	_	-				nmunity (Captive)	1			Rain Gutters			
Ceiling Fans	1	-	$\neg$				Property	1	$\vdash$	13	Range/Stove	/		
Cooktop	1	-	$\dashv$	j		Tub		/	+		Roof/Attic Vents	/		
Dishwasher	1	$\dashv$	$\dashv$				n System	1	+		Sauna	_	1	
	1	-	-			owa		/	+-		Smoke Detector	/	-	-
Disposal Facency	+	-	$\dashv$				Grill		+-		Smoke Detector – Hearing	-	-	-
Emergency Escape		1		1	Juli	וטטג	Gilli	1			Impaired		/	
Ladder(s)	1			-	) ati	~/D	a alcin a	/	+-		the state of the s	-		-
Exhaust Fans	1	-		-	*****		ecking	1	+-		Spa Comments	/	-	_
Fences	1		_	-			ig System	1	+	-	Trash Compactor		1	-
Fire Detection Equip.	1	_	_	-	000			1	-	١.	TV Antenna		1	
French Drain	1		_				uipment	1			Washer/Dryer Hookup	1		
Gas Fixtures	1	_	A	-	-		aint. Accessories		_		Window Screens	/		
Natural Gas Lines		1		F	200	I He	eater				Public Sewer System		/	
Item	-			Y	N	U	Addition	al Inf	forn	na	tion	************	-	************
Central A/C	and the same			/			☑ electric ☐ gas	s nu	umb	er	of units: 2	***************************************		***************************************
Evaporative Coolers						1	number of units:				Maria		-	
Wall/Window AC Units	3	***************************************	-		1		number of units:		NAME AND ADDRESS OF THE PARTY O	nine to the	MI (M. 101) 100 (M. 101) - 100 (M. 101)	*************	***************	***************************************
Attic Fan(s)						1	if yes, describe;	THE PERSON NAMED OF STREET	ACCOUNTS ON NAME OF STREET	**********		*aratuminasagag		**********
Central Heat	*************	***		1		-	electric gas	e ni	ımh	101	of units:	MINUMAN	-	
Other Heat				-		1	if yes describe:	3 110	- CHILL	-	or urines,	***************************************	***************************************	*********
Oven		***************************************		1		-	number of ovens	1	STATE OF THE PERSON NAMED IN	NAME OF TAXABLE PARTY.	☐ electric ☐ gas ☐ other:	DATES DE L'AMBRE DE L'	Millerman	ECUP
Fireplace & Chimney	***************************************			/	_	-			n r	no	ck other: Bras Wood / He	- /		
Carport				1			☐ attached ☐ n					3 C	45	Dist.
Garage			*****	7		<del>                                     </del>	☐ attached ☐ n	*******	-	*****	The second section the second	HOUSE TWO	na na mana na mana	***************************************
Garage Door Openers	•			4	/	-	number of units:	ot atte	acin	-	number of remotes:	The state of the s	************	
Satellite Dish & Contro		*******			·/	-		and fr	0122	otorer and or	number of femotes.	ewca,	to mountain party	
	019	er oanhot i toor		/		<del> </del>		***********	****	. MATTHEMA		ARTONIA CARLONIA	on a superior me	RESERVE
Security System Solar Panels				-	1	-	owned lea	Chicago and participated in the Participated i	STATE OF TAXABLE PARTY.	. NEWSTA		-	-	
PRODUCTION OF THE PRODUCTION O				_	V		☐ owned ☐ lea			- Administra		NAMES OF THE OWNERS OF THE OWNER,	MININE BASI	DENMA,
Water Heater				/	-	-	☐ electric ☐ gas				number of units:			
Water Softener					/	_	☐ owned ☐ lea				A	2	M. STATE OF THE SEC.	
Other Leased Item(s)	**********			/		<u></u>	if yes, describe:	1 Po	asne	-	Tenk leased, I owned	TO THE PERSON NAMED IN COLUMN 1	WHO SHOULD SEE	
(TXR-1406) 07-08-22		11	nitial	ed b	y: E	Buye	r: the	and Se	ller:	C	P	age	1 of	6

			and more one origina						
Underground Lawn Spi							areas covered:	stant distribute	THE SALES
Septic / On-Site Sewer	Facility	ify	es, a	attach	Informa	tion /	About On-Site Sewer Facility (TXF	2-14	107)
Water supply provided	by: $\square$ city	well 🗆 i	MAC		co-op [	l unki	nown 🗆 other:		
Was the Property built	before 197	78? □ yes 🗹	no	$\Box$ u	nknown				
(If yes, complete, si	ign, and at	tach TXR-190	6 со	ncerr	ning lead	-base	ed paint hazards).		
to thorn an available	s .			_Age	: 2 ye	er5	(approx	ima	ate)
covering)?  yes	eovering	on the Proper	ty (s	hingle	es or you	f cov	(approx ering placed over existing shingles	s or	roo
covering): a yes a	no a uni	KNOWN							
Are you (Seller) aware	e of any of	the items list	ed ir	n this	Section	1 tha	at are not in working condition, th	at I	have
defects, or are need of	repair?	lyes 🖫 no l	If yes	s, des	cribe (a	ttach	additional sheets if necessary):		
The state of the s			-			***************************************			
	***************************************			-					
THE REAL PROPERTY AND ADDRESS OF THE PROPERTY	***************************************	***************************************		-	-				
Section 2. Are you (	Seller) aw	are of any de	fect	sorr	nalfunc	tions	in any of the following? (Mark	۷۵٥	· (V)
if you are aware and l	No (N) if y	ou are not aw	are.	.)			many of the following: (Mark	103	> (1)
Item				,					
Basement	YN	Item			Y	N	Item	Y	N
Ceilings		Floors				-	Sidewalks		
	1	Foundation		ab(s)			Walls / Fences		/
Doors	-	Interior Wal	*****************				Windows		_
Driveways		Lighting Fix					Other Structural Components		-
Electrical Systems Exterior Walls		Plumbing S	yste	ms					
		Roof				-			
If the answer to any of	the items i	n Section 2 is	ves.	expla	ain (atta	h add	ditional sheets if necessary):		
			,		(2002)	,,, ,,,,,	alterial sheets if flecessary).		
									-
								~	-
Section 3 Are you	(Sollar) au	oro of any	E AL	6.11					-
and No (N) if you are	not aware	are or any o	rtne	tolic	owing c	ondit	ions? (Mark Yes (Y) if you are	214	aro
and no (it) it you are i	not aware.	• /						CIVY	raic
Condition								avv	raic
Aluminum Wiring			Υ	N	Cond				
Asbestos Components			Υ	N	<b>Cond</b> Rador	tion		Y	N
			Υ	N	Rador	i <mark>tion</mark> i Gas			N
Diseased Trees:   oak			Υ	N	Rador Settlin	i <b>tion</b> Gas			N
	wilt 🗆	Property	Υ	N	Rador Settlin Soil M	ition Gas g over	nent		N
Diseased Trees: ☐ oak Endangered Species/H Fault Lines	wilt 🗆	Property	Υ	N	Rador Settlin Soil M Subsu	ition Gas g ovem	nent Structure or Pits		N
Endangered Species/H	wilt 🔲 labitat on F	Property	Y	N	Rador Settlin Soil M Subsu Under	ition Gas g overn rface grour	nent Structure or Pits nd Storage Tanks		N
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(TXR-1406) 07-08-22

and Seller: CM

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Initialed by: Buyer:

water or delay the runoff of water in a designated surface area of land.

in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance hen not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure (s).  Therefore the very received assistance from FEMA or the U.S. Small Busines attention (SBA) for flood damage to the Property?  yes no If yes, explain (attach additional explains with unresolved permits, or not in compliance with building codes in effect at the time.  Therefore associations or maintenance fees or assessments. If yes, complete the following:  Name of association:		
in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance Program (NFIP)?* ☐ yes ☐ no If yes, explain (atta in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance have risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk modera (s).  Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines and the personal property within the personal property in the property is in more than one association, provide information about the other associations below or attach information to this notice.  Property is property is in more than one association, provide information about the other associations below or attach information to this notice.  Property is complete the following:  Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe with the other association or other property.  Property is continued the property with	the Property at 17406 County Road 4821	Normangee TX 77871
d low nsk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structural modifications, or other alterations or repairs made without necessary ermits, with unresolved permits, or not in compliance with building codes in effect at the time. One owners' associations or maintenance fees or assessments. If yes, complete the following:  Name of associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Phone:  Fees or assessments are:  per and are:  mandatory voluntary  Any unpaid fees or assessment for the Property?  yes (\$ ) no if yes, describe  the Property is in more than one association, provide information about the other associations below or attach information to this notice.  They common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided terest with others. If yes, complete the following:  Any optional user fees for common facilities charged?  yes no if yes, describe  ny notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  In limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)  In limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)  In great or the property except for those deaths caused by: natural causes, suicide, or accident the property of the Property or the property to remediate to the condition of the Property.  The property are treatments, other than routine maintenance, made to the Property to remediate to the condition of the Property which materially affects the health or safety of an individual.  The repairs or treatments, other than routine maintenance, made to the Property to remediate may repair or treatments, other than routine maintenance, made to the Property tor	6. Have you (Seller) ever filed a claim for flood da , including the National Flood Insurance Program (National Schools as necessary):	mage to the Property with any insurance
d low nsk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structural modifications, or other alterations or repairs made without necessary ermits, with unresolved permits, or not in compliance with building codes in effect at the time. One owners' associations or maintenance fees or assessments. If yes, complete the following:  Name of associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Phone:  Fees or assessments are:  per and are:  mandatory voluntary  Any unpaid fees or assessment for the Property?  yes (\$ ) no if yes, describe  the Property is in more than one association, provide information about the other associations below or attach information to this notice.  They common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided terest with others. If yes, complete the following:  Any optional user fees for common facilities charged?  yes no if yes, describe  ny notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  In limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)  In limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)  In great or the property except for those deaths caused by: natural causes, suicide, or accident the property of the Property or the property to remediate to the condition of the Property.  The property are treatments, other than routine maintenance, made to the Property to remediate to the condition of the Property which materially affects the health or safety of an individual.  The repairs or treatments, other than routine maintenance, made to the Property to remediate may repair or treatments, other than routine maintenance, made to the Property tor		
Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) mot aware.)  Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) mot aware.)  Commadditions, structural modifications, or other alterations or repairs made without necessary ermits, with unresolved permits, or not in compliance with building codes in effect at the time, omeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  Pees or assessment sare: \$ per and are: mandatory voluntary. Any unpaid fees or assessment for the Property? yes (\$ ) no lift the Property is in more than one association, provide information about the other associations below or attach information to this notice.  Ny common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided terest with others. If yes, complete the following:  Any optional user fees for common facilities charged? yes no if yes, describe:	is in high risk flood zones with mortgages from federally regulated or when not required, the Federal Emergency Management Agency (FE and low risk flood zones to purchase flood insurance that covers to re(s).	insured lenders are required to have flood insurance EMA) encourages homeowners in high risk, moderat he structure(s) and the personal property within th
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com additions, structural modifications, or other alterations or repairs made without necessary termits, with unresolved permits, or not in compliance with building codes in effect at the time.  Name of associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  Phone:  Fees or assessments are: \$		
Name of associations or maintenance fees or assessments. If yes, complete the following:  Manager's name:	e <b>not aware.)</b> Room additions, structural modifications, or other alter	ations or repairs made without necessary
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 life the Property is in more than one association, provide information about the other associations below or attach information to this notice.  The common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided terest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no lifyes, describe:  The notices of violations of deed restrictions or governmental ordinances affecting the condition or see of the Property.  The property of the Property of the Property, and taxes.)  The death on the Property except for those deaths caused by: natural causes, suicide, or accident are leaded to the condition of the Property.  The condition on the Property which materially affects the health or safety of an individual.  The repairs or treatments, other than routine maintenance, made to the Property to remediate the property of the property which materially affects the health or safety of an individual.  The repairs or treatments, other than routine maintenance, made to the Property to remediate the property of the property of the documentation identifying the extent of the lift yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificates of mold remediation or other remediation).  The property is located in a propane gas system service area owned by a propane distribution system at tailer.  The property is located in a propane gas system service area owned by a propane distribution system at tailer.	100 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
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strict. Page 4 of 6	ny portion of the Property that is located in a groundstand	ditional sheets if necessary):
ATTIE ILEATING	istrict.	Page 4 of 6

higainet	o. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?* ☐ yes ☐ no If yes, explain (attach sheets as necessary):
	s 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 re(s).
	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tration (SBA) for flood damage to the Property?   yes one of the property? yes one of yes, explain (attach additional necessary):
Section if you are	3. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) e not aware.)
	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.
o	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:
	Manager's name:Phone:Phone:
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided nterest 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 inrelated to the condition of the Property.
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1 (1 ) A 6	ny repairs or treatments, other than routine maintenance, made to the Property to remediate nvironmental 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).
ALCOHOL:	ny rainwater harvesting system located on the Property that is larger than 500 gallons and that uses public water supply as an auxiliary water source.
The state of the s	he Property is located in a propane gas system service area owned by a propane distribution system tailer.
d the answ	ny portion of the Property that is located in a groundwater conservation district or a subsidence strict.  er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
XR-1406) (	7-08-22 Initialed by: Buyer: and Sallor CM
	Page 4 of 6

ncerning the Proper	ty at 17406 County	Road 4821	Normangee	TX 77871
NAME OF THE PARTY	AND RESIDENCE OF COMMENTS AND			***************************************
ersons who re- ermitted by law	gularly provide i to perform inspe	inspections and w ections? ☑ yes ☐	ller) received any written inspec ho are either licensed as inspec no If yes, attach copies and comple	te the following:
spection Date	Type	Name of Inspecto	title company may h	No. of Pages
When I Do	nchesed the	property. The	title company may	have
then.		11/	7 0 0	
			fly the surrent and	ition of the Property
	A buyer should	obtain inspections fi	is as a reflection of the current condi rom inspectors chosen by the buyer.	
☐ Homestead ☐ Wildlife Ma	1	otion(s) which you ☐ Senior Citizen ☐ Agricultural	(Seller) currently claim for the Pro ☐ Disabled ☐ Disabled Veteran ☐ Unknown	perty:
ection 12. Hav	e you (Seller) e urance claim or a	a settlement or awa	eeds for a claim for damage to ord in a legal proceeding) and not up yes up no lf yes, explain:	used the proceed
Section 12. Have a complex an insomake the reportant formal complex and the reportant formal complex and the requirements of the complex and the requirements of the r	e you (Seller) e urance claim or a airs for which the es the Property	ver received process a settlement or awas e claim was made?  have working smoler 766 of the Health	red in a legal proceeding) and not upon yes and no lf yes, explain:  red edetectors installed in accordant and Safety Code?* and unknown	used the proceed
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## 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 <a href="https://www.dps.texas.gov/">https://www.dps.texas.gov/</a>. 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.

(6)	The following providers currently provide service to the	ne Property:
	Electric:	phone #:
	Sewer:	phone #:
	Water:	phone #:
	Cable:	phone #:
	Trash:	phone #:
	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.

$\mathcal{M}$	Aug. Himze	23	
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

Glenn Schroeder

Keller Williams Realty, Inc.