## KANSAS CITY REGIONAL ASSOCIATION OF HEALTONS'

## **SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM**

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

6	AL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum ibed below) 23 ALMS M/L IN SELTION II-/8-18 BEING PART LITTLE IN FOUNK ESTATES
Appro	oximate date SELLER purchased Property: Propert
1. N Be as if spa mater civil li	OTICE TO SELLER.  complete and accurate as possible when answering the questions in this disclosure. Attach additional shace is insufficient for all applicable comments. SELLER understands that the law requires disclosure of ital defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may resumbility for damages. This disclosure statement is designed to assist SELLER in making these disclosuree(s), prospective buyers and buyers will rely on this information.
This subst	OTICE TO BUYER.  is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is n  itute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind  ER or a warranty or representation by the Broker(s) or their licensees.
3. W a	/ATER SOURCE.         Is there a water source on or to the Property?       Yes▼         Yes▼         Yes▼         Yes▼         Well, state type       depth         Has water been tested?       Yes□
a	Other water systems and their condition:  Is there a water meter on the Property?  Is there a rural water certificate?  Other applicable information:
	any of the answers in this section are "Yes", explain in detail or attach documentation:
	AS/ELECTRIC.  Is there electric service on the Property?Yes⊡ N
b	If "Yes", is there a meter?
c. d	If "Yes", what is the source?  Are you aware of any additional costs to hook up utilities?  Other applicable information:
	any of the answers in this section are "Yes", explain in detail or attach documentation:

a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by EEMA which requires flood insurance?  y. b. Any drainage or flood problems on the Property or adjacent properties?  C. Any neighbors complaining Property causes drainage problems?  d. The Property having had a stake survey?  Any boundaries of the Property being marked in any way?  Y. Y. Any fendingigates being crifficate (ILC) for the Property?  Y. Y. Any fendingigates being to the Property?  Y. Y. Any encroachments, boundary line disputes, or non-utility eassments affecting the Property?  J. Any expensive soil, fill diff, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property?  J. Any diseased, dead, or damaged trees or shrubs on the Property?  J. Any diseased, dead, or damaged trees or shrubs on the Property?  J. Any diseased, dead, or damaged trees or shrubs on the Property?  J. Any diseased, dead, or damaged trees or shrubs on the Property?  J. Any diseased, dead, or damaged trees or shrubs on the Property?  J. Any diseased, dead, or damaged trees or shrubs on the Property?  J. Public Sewer Property have any sewage facilities on or connected to it?  If any of the answers in this section are "Yes" explain in detail or attach all warranty inform other documentation:  Has Property had any surface or subsurface soil testing related to installation of sewage facilities?  Y. Y. ELASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES. (Check and complete applicable box(es))  A. Are there leasehold interests in the Property?  If any of the answers in this section are "Yes", explain in detail or attach all warranty inform other documentation:  Check and complete applicable box(es))  A. Property had any surface or subsurface soil testing related to installation of sewage facilities?  Y. Check and complete the following:  Lessee is responsible for:  Lessee is responsible for:  Lessee is responsible for:  Contact number	
b. Any drainage or flood problems on the Property or adjacent properties?  C. Any neighbors complaining Property causes drainage problems?  V. d. The Property having had a stake survey?  e. Any boundaries of the Property being marked in any way?  f. Having an Improvement Location Certificate (ILC) for the Property?  Any frencing/gates on the Property?  If "Yes", does fencing/gates belong to the Property?  If "Yes", does fencing/gates belong to the Property?  In Any encroachments, boundary line disputes, or non-utility easements affecting the Property?  I. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity?  Y. Any diseased, dead, or damaged trees or shrubs on the Property?  If any of the answers in this section are "Yes" explain in detail or attach all warranty inform other documentation:    G. SEWAGE	,
c. Any neighbors complaining Property causes drainage problems?	es <b>⊡</b> No
d. The Property having had a stake survey?	es∐ Nol
e. Any boundaries of the Property being marked in any way? f. Having an Improvement Location Certificate (ILC) for the Property? g. Any fencing/gates on the Property? f. "Yes", does fencing/gates belong to the Property? h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? J. Any diseased, dead, or damaged trees or shrubs on the Property? k. Other applicable information:  If any of the answers in this section are "Yes" explain in detail or attach all warranty inform other documentation:  If "Yes", are they: Public Sewer Private Sewer Septic System Cesspool Agoon Grinder Pump Other If applicable, when last serviced? By whom? Approximate location of septic tank and/or absorption field: Has Property had any surface or subsurface soil testing related to installation of sewage facility? Are you aware of any problems relating to the sewage facilities?  If any of the answers in this section are "Yes", explain in detail or attach all warranty inform other documentation:  If any of the answers in this section are "Yes", explain in detail or attach all warranty inform other documentation:  If any of the answers in this section are "Yes", explain in detail or attach all warranty inform other documentation:  If any of the answers in this section are "Yes", explain in detail or attach all warranty inform other documentation:  Seller is responsible for: Cesse is: Contact number is: Agreement between Seller and Lessee shall end on or before:  Copy of Lease is attached.	es∐Nol
f. Having an Improvement Location Certificate (ILC) for the Property?	es No
g. Any fencing/gates loop to the Property?  If Yes', does fencing/gates belong to the Property?  h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?  I. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity?  Y. Any diseased, dead, or damaged trees or shrubs on the Property?  I. Any espansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity?  Y. A. Other applicable information:  If any of the answers in this section are "Yes" explain in detail or attach all warranty inform other documentation:  If any of the answers in this section are "Septic System Cesspool Lagoon Grinder Pump Other If applicable, when last serviced? By whom? Approximate location of septic tank and/or absorption field:  Has Property had any surface or subsurface soil testing related to installation of sewage facility?  Are you aware of any problems relating to the sewage facilities?  If any of the answers in this section are "Yes", explain in detail or attach all warranty inform other documentation:  LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES. (Check and complete applicable box(es))  A. Are there leasehold interests in the Property?  Yes", complete the following: Lessee is: Contact number is: Seller is responsible for: Seller is responsible for: Septic or Rent is: Agreement between Seller and Lessee shall end on or before:    Copy of Lease is attached.	es Mo
If "Yes", does fencing/gates belong to the Property?  Any expansive soll, fill dirt, sliding, settling, earth movement, upheaval, or earth stability easements affecting the Property?  Any expansive soll, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity?  You have diseased, dead, or damaged trees or shrubs on the Property?  If any of the answers in this section are "Yes" explain in detail or attach all warranty inform other documentation:  SEWAGE.  a. Does the Property have any sewage facilities on or connected to it?  If "Yes", are they:  Public Sower Private Sewer Septic System Cesspool  Lagoon Grinder Pump Other  If applicable, when last serviced?  By whom?  Approximate location of septic tank and/or absorption field:  Has Property had any surface or subsurface soil testing related to installation of sewage facility?  By any of the answers in this section are "Yes", explain in detail or attach all warranty inform other documentation:  If any of the answers in this section are "Yes", explain in detail or attach all warranty inform other documentation:  Check and complete applicable box(es))  a. Are there leasehold interests in the Property?  If "Yes", complete the following:  Lesse is:  Contact number is:  Seller is responsible for:  Seller is responsible for:  Spilt or Rent is:  Agreement between Seller and Lessee shall end on or before:  Copy of Lease Is attached.	es   No
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SEWAGE. a. Does the Property have any sewage facilities on or connected to it?	nation a
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Lagoon   Grinder Pump   Other   If applicable, when last serviced?	
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b. Are you aware of any problems relating to the sewage facilities?	
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C. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.  (Check and complete applicable box(es))  a. Are there leasehold interests in the Property?	
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□ Copy of Lease is attached.	
□ Copy of Lease is attached.	
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	b. Are there tenant's rights in the Property?	Yes□ No <b>ঢ</b> ਿ
	Tenant/Tenant Farmer is:	
	Contact number is:  Seller is responsible for:  Tenant/Tenant Farmer is responsible for:	
	Seller is responsible for:	
	renant renant ranner is responsible tol.	
	Split or Rent is: Agreement between Seller and Tenant shall end on or before:	
	Copy of Agreement is attached.	<del> </del>
	c. Do additional leasehold interests or tenant's rights exist?	Vac 🗆 Na 🗆
	If "Yes", explain:	1 69 1 140
8.	MINERAL RIGHTS (unless superseded by local, state or federal laws).	
٠.	Pass unencumbered with the land to the Buyer.	
	Remain with the Seller.	
	Have been previously assigned as follows:	
9.	WATER RIGHTS (unless superseded by local, state or federal laws).	
	Pass unencumbered with the land to the Buyer.  Remain with the Seller.	
	Have been previously assigned as follows:	
10	CROPS (planted at time of sale).	<del></del>
10.	Pass with the land to the Buyer.	
	Remain with the Seller.	
	Have been previously assigned as follows:	
11.	GOVERNMENT PROGRAMS.	
	a. Are you currently participating, or do you intend to participate, in any government	v ⊏ v <del>M</del> ⊓Ø
	farm program?b. Are you aware of any interest in all or part of the Property that has been reserved	Yes No V
	by previous owner or government action to benefit any other property?	Yes∏ No[]
	If any of the answers in this section are "Yes", explain in detail or attach documenta	tion:
12.	HAZARDOUS CONDITIONS. ARE YOU AWARE OF:	
	a. Any underground storage tanks on or near Property?	Yes⊟ No <b>⊡</b> ∕
	<b>b.</b> Any previous or current existence of hazardous conditions (e.g. storage tanks, oil	
	tanks, oil spills, tires, batteries, or other hazardous conditions)?	Yes⊡ No <b>⊡</b>
	c. Any previous environmental reports (e.g., Phase 1 Environmental reports)?	Voo T Note
	d. Any disposal of any hazardous waste products, chemicals, polychlorinated	TesNo[
	biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or	
	insulation on the Property or adjacent property?	Yes□ No��
	e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers	
	in wet areas)?	Yes 🔲 No 🗹
	f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)?	
	gas, radori gas, radiodolivo material, iandilli, toxio materials)?	res No[ <b>y</b>
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If any of the answers in this section are "Yes" explain in detail or attach documentation:		<ul> <li>g. Gas/oil wells, lines or storage facilities on the Property or adjacent property?</li> <li>h. Any other environmental conditions on the Property or adjacent properties?</li> <li>i. Any tests conducted on the Property?</li> </ul>	Yes No 🗖
a. Any violation of zoning, setbacks or restrictions, or non-conforming use?  b. Any violation of laws or regulations affecting the Property?  c. Any existing or threatened legal action pertaining to the Property?  d. Any litigation or settlement pertaining to the Property?  e. Any current/pending bonds, assessments, or special taxes that apply to the Property?  e. Any burial grounds on the Property?  g. Any abandoned wells on the Property?  g. Any abandoned wells on the Property?  yes NoLP  h. Any public authority contemplating condemnation proceedings?  i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations?  yes NoLP  k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof?  yes NoLP  1. Any unrecorded interests affecting the Property?  m. Anything that would Interfere with passing clear title to the Buyer?  n. The Property being subject to a right of first refusal?  if "Yes", number of days required for notice:  o. The Property subject to a Homeowner's Association fee?  p. Any other conditions that may materially and adversely affect the value or desirability of the Property?  q. Any other conditions that may materially and adversely affect the value or desirability of the Property?  g. Any other conditions that may materially and adversely affect the value or desirability of the Property?  yes NoLP  If any of the answers in this section are "Yes", explain in detail or attach documentation:  14. UTILITIES. Identify the name and phone number for utilities listed below.  Electric Company Name:  N/A Phone #  Water Company Name:  N/A Phone #  Phone #  Phone #  Phone #  Phone #  15. ELECTRONIC SYSTEMS AND COMPONENTS.  Any technology or systems staying with the Property?  If "Yes", list:			
a. Any violation of zoning, setbacks or restrictions, or non-conforming use?  b. Any violation of laws or regulations affecting the Property?  c. Any existing or threatened legal action pertaining to the Property?  d. Any litigation or settlement pertaining to the Property?  e. Any current/pending bonds, assessments, or special taxes that apply to the Property?  e. Any burial grounds on the Property?  g. Any abandoned wells on the Property?  g. Any abandoned wells on the Property?  yes NoLP  h. Any public authority contemplating condemnation proceedings?  i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations?  yes NoLP  k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof?  yes NoLP  1. Any unrecorded interests affecting the Property?  m. Anything that would Interfere with passing clear title to the Buyer?  n. The Property being subject to a right of first refusal?  if "Yes", number of days required for notice:  o. The Property subject to a Homeowner's Association fee?  p. Any other conditions that may materially and adversely affect the value or desirability of the Property?  q. Any other conditions that may materially and adversely affect the value or desirability of the Property?  g. Any other conditions that may materially and adversely affect the value or desirability of the Property?  yes NoLP  If any of the answers in this section are "Yes", explain in detail or attach documentation:  14. UTILITIES. Identify the name and phone number for utilities listed below.  Electric Company Name:  N/A Phone #  Water Company Name:  N/A Phone #  Phone #  Phone #  Phone #  Phone #  15. ELECTRONIC SYSTEMS AND COMPONENTS.  Any technology or systems staying with the Property?  If "Yes", list:			
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c. Any existing or threatened legal action pertaining to the Property? Yes No Any litigation or settlement pertaining to the Property? Yes No Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes No Any burial grounds on the Property? Yes No Any abandoned wells on the Property? Yes No Any abandoned wells on the Property? Yes No Any abandoned wells on the Property? Yes No Any public authority contemplating condemnation proceedings? Yes No Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? Yes No Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? Yes No Any unrecorded interests affecting the Property? Yes No Any unrecorded interests affecting the Property? Yes No Ye		a. Any violation of zoning, setbacks or restrictions, or non-conforming use?	Yes□ No☑
d. Any litigation or settlement pertaining to the Property?		b. Any violation of laws or regulations affecting the Property?	Yes∐ No[☑️
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j. Any condition or proposed change in surrounding area or received any notice of such? Yes No k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof?  I. Any unrecorded interests affecting the Property? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Anything that would interfere with passing clear title to the Buyer? Yes No m. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes No m. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes No m. Any other condition that may prevent you from completing the sale of the Property? Yes No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology or systems staying with the Property? No m. Anytechnology		zoning and subdivision regulations?	Yes No No
k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof?		j. Any condition or proposed change in surrounding area or received any notice of such?	Yes No No
benefit assessment against the Property or any part thereof? Yes Nown any unrecorded interests affecting the Property? Yes Nown anything that would interfere with passing clear title to the Buyer? Yes Nown anything that would interfere with passing clear title to the Buyer? Nown anything that would interfere with passing clear title to the Buyer? Nown anything that would interfere with passing clear title to the Buyer? Nown anything that would interfere with passing clear title to the Buyer? Nown anything the Property subject to a right of first refusal? Yes Nown anything the Property subject to a Homeowner's Association fee? Yes Nown any other conditions that may materially and adversely affect the value or desirability of the Property? Yes Nown any other condition that may prevent you from completing the sale of the Property? Yes Nown any of the answers in this section are "Yes", explain in detail or attach documentation:  14. UTILITIES. Identify the name and phone number for utilities listed below.  Electric Company Name: Yes", explain in detail or attach documentation:  Phone # Gas Company Name: N/A Phone # Water Company Name: N/A Phone # Other: Phone #  15. ELECTRONIC SYSTEMS AND COMPONENTS.  Any technology or systems staying with the Property? No Pince "Yes", list:		k. Any government plans or discussion of public projects that could lead to special	
I. Any unrecorded interests affecting the Property?		benefit assessment against the Property or any part thereof?	Yes No
n. The Property being subject to a right of first refusal?		I. Any unrecorded interests affecting the Property?	Yes No No
n. The Property being subject to a right of first refusal?		m. Anything that would interfere with passing clear title to the Buyer?	Yes No
p. Any other conditions that may materially and adversely affect the value or desirability of the Property?		n. The Property being subject to a right of first refusal?	Yes No V
p. Any other conditions that may materially and adversely affect the value or desirability of the Property?		If "Yes", number of days required for notice:	
desirability of the Property?		o. The Property subject to a Homeowner's Association fee?	Yes⊡ No <b>⊉</b>
If any of the answers in this section are "Yes", explain in detail or attach documentation:		<b>p.</b> Any other conditions that may materially and adversely affect the value or	= -
If any of the answers in this section are "Yes", explain in detail or attach documentation:  14. UTILITIES. Identify the name and phone number for utilities listed below.  Electric Company Name:  Gas Company Name:  Water Company Name:  Other:  Phone #  Phone #  Other:  Phone #  15. ELECTRONIC SYSTEMS AND COMPONENTS.  Any technology or systems staying with the Property?  N/A Yes No I		desirability of the Property?	Yes∐ No <b>⊡</b>
Electric Company Name: Gas Company Name: Water Company Name: Other: Phone #			
Electric Company Name: Gas Company Name: Water Company Name: Other: Phone #	14.	UTILITIES. Identify the name and phone number for utilities listed below.	
Water Company Name:    Water Company Name:		Electric Company Name: ちゃんん Phone #	
15. ELECTRONIC SYSTEMS AND COMPONENTS.  Any technology or systems staying with the Property?		Gas Company Name: N/A Phone #	
15. ELECTRONIC SYSTEMS AND COMPONENTS.  Any technology or systems staying with the Property?		Water Company Name: 100 100 100 100 100 100 100 100 100 10	
Any technology or systems staying with the Property?		Other: Phone #	
Any technology or systems staying with the Property?	45	ELECTRONIC SYSTEMS AND COMPONENTS	
If "Yes", list:	15.	Any technology or systems staying with the Property?	[]V[] N[]
		If "Yes" list:	\Yes NoL
		1 100 , 110t.	
Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings			
		Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to fa-	ctory settings
	The	e undersigned SELLER represents, to the best of their knowledge, the information set forth in the	foregoing
The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing	Dis	closure Statement is accurate and complete. SELLER does not intend this Disclosure Statement	to be a
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217 218 219		Ledrick M. Cark 2-14-24  ELLER DATE SELLER DATE
220	SE	LLER DATE SELLER DATE
221 222 223	BU	YER ACKNOWLEDGEMENT AND AGREEMENT
224 225	1.	I understand and agree the information in this form is limited to information of which SELLER has actua knowledge and SELLER need only make an honest effort at fully revealing the information requested.
226 227	2.	This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) of Licensees concerning the condition or value of the Property.
228 229 230 231	3.	I agree to verify any of the above information, and any other important information provided by SELLER of Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
232 233	4.	I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
234 235 236 237 238 239	5.	I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
240	BU	YER DATE BUYER DATE

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