



LEAD BASED PAINT DISCLOSURE ADDENDUM

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

SELLER: Jana Garrison and Manson Family Trust

PROPERTY: 19715 Hoover Road, Pleasant Hill, MO 64080

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial applicable lines)

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

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b. ☒ ☐ **RECORDS AND REPORTS AVAILABLE TO THE SELLER: (check one below)**

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

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

Buyer's Acknowledgment (Initial applicable lines)

c. ☐ ☐ **BUYER HAS RECEIVED** copies of records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.
☐ ☐ **BUYER HAS NOT RECEIVED** any copies of records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing listed above.

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

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

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

Licensee's Acknowledgment: (initial or enter N/A if not applicable)

f. ☒ Licensee assisting Seller has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

g. ☐ Licensee assisting Buyer has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

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

Steve Bricker
Special Commissioner
SELLER DATE

BUYER DATE

SELLER DATE

BUYER DATE

Steve Bricker 8-11-26
LICENSEE ASSISTING SELLER DATE

LICENSEE ASSISTING BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS®. Last revised October 2025. All previous versions of this document may no longer be valid. January 2026.



LEGAL DESCRIPTION ADDENDUM

SELLER: Jana Garrison (ASP) and Manson Family Trust

BUYER: _____

PROPERTY: 19715 Hoover Road, Pleasant Hill, MO 64080

PROPERTY LEGAL DESCRIPTION:

THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 46, RANGE 30 IN CASS COUNTY, MISSOURI SUBJECT TO ANY PART THEROF IN PUBLIC ROADS. EXCEPT ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 RANGE 30 IN CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREE 07 MINUTES WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 600 FEET; THENCE NORTH 89 DEGREES 53 MINUTES EAST, 440 FEET; THENCE SOUTH 0 DEGREES 07 MINUTES EAST 160 FEET; THENCE SOUTH 70 DEGREES 07 MINUTES EAST, 200 FEET; THENCE NORTH 89 DEGREES 53 MINUTES EAST, 254.8 FEET; THENCE SOUTH 0 DEGREE 07 MINUTES EAST, 373.1 FEET MORE OR LESS TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE 882.9 FEET TO THE POINT OF BEGINNING.

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

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Steve Rendon
Special Commissioner 8-11-26

SELLER

DATE

BUYER

DATE

SELLER

DATE

BUYER

DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2026.



WASTEWATER SYSTEM ADDENDUM

SELLER: Jana Garrison and Manson Family Trust

BUYER:

PROPERTY: 19715 Hoover Road, Pleasant Hill, MO 64080

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

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

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

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

The cost of locating, uncovering and recovering any access panels or lid(s) to the wastewater system(s), if needed, for purposes of this inspection will be paid by: **(Check One)** ☐ SELLER ☒ BUYER ☐ Not applicable

The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by: **(Check One)** ☐ SELLER ☒ BUYER ☐ Not applicable

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<i>Steve Bick</i> Special Commissioner	<i>8-11-26</i>		
SELLER	DATE	BUYER	DATE
SELLER	DATE	BUYER	DATE

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