

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Brendon & Sara Hansen Property Address 1366 E. Turner St.

This Disclosure Statement concerns the real property identified above situated in the City of Treene
County of Turner, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-34. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? May 2004
If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.
2. Were there any title problems when you purchased the property? Yes ___ No X
3. Are there any recorded liens or financial instruments against the property, other than a first mortgage? Yes ___ No X
4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-57? Yes ___ No X Unknown ___
5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes ___ No X Unknown ___
6. Are there any problems related to establishing the lot lines/boundaries? Yes X No ___ Unknown ___
7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy. Yes ___ No X Unknown ___
8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fence, driveway, shed, outbuildings, or other improvements)? Yes X No ___ back concrete parking spot encroaches on school property
9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes ___ No X
10. Are you aware of any current or pending litigation, foreclosures, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property? Yes ___ No X
11. Is the property currently occupied by the owner? Yes X No ___
12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes X No ___
13. Is the property currently part of a property tax freeze for any reason? Yes ___ No X Unknown ___
14. Is the property leased? Yes ___ No X
15. If leased, does the property use comply with local zoning laws? Yes ___ No X
16. Does this property or any portion of this property receive rent? Yes ___ No X
If yes, how much \$ ___ and how often ___?

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?

Yes No

If yes, what are the fees or assessments? \$ _____ per _____ (i.e. annually, semi-annually, monthly)
Payable to whom? _____ For what purpose? _____

18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than thirty-eight hours after heavy rain? Yes No

19. Is the property located in or near a flood plain? Yes No Unknown _____

20. Are wetlands located upon any part of the property? Yes No Unknown _____

21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-42, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?

Yes No Unknown _____
If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under subsequent questions or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space?
Yes No

2. What water damage related repairs, if any, have been made? Roof repair over utility room in 2012.
If any, when? _____

3. Are you aware if drain tile is installed on the property? Yes No

4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes No
What related repairs, if any, have been made? _____

5. Are you aware of any roof leakage, past or present? Yes No

Type of roof covering: Shingles
What roof repairs, if any, have been made, when and by whom? 2012; patch work by air unit
Age: Est. 13 yrs

Describe any existing unrepaired damage to the roof: NA

6. Are you aware of insulation in: the ceiling/attic? Yes No the walls? Yes No the floor? Yes No

7. Are you aware of any past infestation or damage, either past or present? Yes No

8. Are you aware of the property having been tested for any past infestation or damage?
Yes No If yes, who tested it and when? _____

9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?
Yes No If yes, describe the work: _____
Was a permit obtained? Yes No Was the work approved by an inspector? Yes No

10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?
Yes No If yes, describe: _____
Have any insurance claims been made? Yes No Unknown _____
Was an insurance payment received? Yes No Unknown _____
Has the damage been repaired? Yes No If yes, describe in detail: Fixed glass wet side siding

11. Are you aware of any problems with sewer blockage or backup, past or present? Yes No

12. Are you aware of any discharge, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes No If yes, describe in detail: _____

III. SYSTEMS/UTILITIES INFORMATION

	Heating System	Water	Hot Water
1. 200 Volt Service		✓	
2. Air Conditioning	✓		
3. Air Heater	✓		
4. A/C Filter	✓		
5. Domestic Alarm & Security System	✓		
6. Ceiling Fan	✓		
7. Central Air - Electric		✓	
8. Central Air - Water Cooled	✓		
9. Chiller	✓		
10. Dishwasher		✓	
11. Exhaust		✓	
12. Dryer		✓	
13. Evaporator		✓	
14. Fire Alarm	✓		
15. Garage (Garage Door Control)		✓	
16. Glass Window		✓	
17. Electric Stove		✓	
18. Hot Tub, Whirlpool, and Controls	✓		
19. Humidifier	✓		
20. Infrared	✓		
21. Light Fixtures		✓	
22. Microwave/Boiler		✓	
23. Plumbing and Fixtures		✓	
24. Pool and Deck	✓		
25. Pressure Tank		✓	
26. Radiator System		✓	
27. Sump	✓		
28. Suction/Exhaust Hood	✓		
29. Sump System/Boiler	✓		
30. Suction Fan Alarm		✓	
31. Solar System - Electric	✓		
32. Sump Pump(s)	✓		
33. Switches and Outlets		✓	
34. Uninsulated Pipes/Hot and Cold	✓	✓	
35. Vent Fan		✓	
36. Water Heater - Electric Gas		✓	
37. Water Purifier	✓		
38. Water Softener - Laundry or Domestic		✓	
39. Well and Pumps	✓		
40. Wood Burning Stove	✓		

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Hazardous Conditions		Tests Performed	
	Yes	No	Yes	No
1. Asbestos		✓		
2. Lead Paint		✓		
3. Radon Gas (Home)		✓		
4. Radon Gas (Well)		✓		
5. Radioactive Materials		✓		
6. Lead in Paint		✓		
7. Expansion Tank		✓		
8. Sump		✓		
9. Tank Materials		✓		
10. High Voltage/High Voltage Lines		✓		
11. Air Conditioning		✓		
12. Heating Fuel Tanks		✓		
13. Chemical Storage Tanks		✓		
14. Fire Hazard/Flammable Storage		✓		
15. Production of Methane Gas		✓		

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.

Termite testing completed May 2004
Radon as well

V. MISCELLANEOUS INFORMATION

1. Is the street or road located at the end of the driveway to the property public or private?
Public Private
2. Is there a written road maintenance agreement? Yes No
If yes, attach a copy of the maintenance agreement.
3. When was the fireplace/wood stove/chimney flue last cleaned? NA
4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
a. A human death by homicide or suicide? Yes No
If yes, explain: _____
b. Other felony committed against the property or a person on the property? Yes No
If yes, explain: _____
5. Is the water access (select one) public or private?
6. If private, what is the date and result of the last water test? _____
7. Is the sewer system (select one) public or private?
8. If private, what is the date of the last time the septic tank was pumped? _____
9. Are there broken window panes or cracks? Yes No
If yes, specify: _____
10. Are there any items attached to the property that will not be left, such as towel bars, mirrors, swing lamps and hooks, curtain rods, window coverings, light fixtures, clothes hampers, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes No
If yes, please list: Kids room curtains, fire alarms/heat detectors
11. Are you aware of any other material facts or problems that have not been disclosed on this form?
Yes No If yes, explain: _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before consummation of title to this property, the changes will be disclosed in a written amendment to this disclosure statement.

Seller B. M. V. Date 3-1-13 Seller [Signature] Date 3/6/13

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing inside upon our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer _____ Date _____ Buyer _____ Date _____