

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

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

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
Describe what is known:

X (ii) LD BD 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 (initial (i) or (ii) below):

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

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ **not** received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*. (initial)

(e) Purchaser has (initial (i) or (ii) below):

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

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's or Transaction Broker's Acknowledgment (initial or enter "N/A" if not applicable)

(f) _____ Agent or Transaction Broker 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, that the information they have provided is true and accurate.

Lucas Pritchett Sep 09, 2025

Seller Date

Purchaser Date

Brian Bull Sep 09, 2025

Seller Date

Purchaser Date

James Strong Sep 09, 2025

Agent or Transaction Broker Date

Agent or Transaction Broker Date

Property Address: 3705 & 3921 Widgeonwood Way, Jefferson City, MO 65109

Listing No.: _____

LEAD BASED PAINT DISCLOSURE (IF APPLICABLE)

1 page

LBP_signed (1).pdf

1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Sandi Clark
sclark@trophypa.com
IP: 136.32.134.198
Domain: trophypa.brokermint.com
Date: Sep 09, 2025 07:48 PM

Package ID:

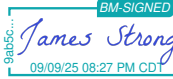
171733EE6C5F420D3B9EE570C379B600

Time zone:

CDT (UTC-5)

Signers:



BD	Beau Distler Beau Distler	beau.distler@aol.com IP: 104.28.104.48	Signed	Sep 09, 2025 08:02 PM id: 272d1454c69cdf409ca2104006b69948	
JS	James Strong James Strong	jstrong@trophypa.com IP: 38.186.65.122	Signed	Sep 09, 2025 08:28 PM id: 9ab5ce63098e5d7ed1d706fa876b0fa3	
LD	Lucas Distler Lucas Distler	distlerbrothers@gmail.com IP: 104.28.104.49	Signed	Sep 09, 2025 08:00 PM id: 9fe71109758444ac9ec3bc1fe1c54d64	

HISTORY

Sep 09, 2025	07:59 PM	LD	Lucas Distler	distlerbrothers@gmail.com	IP: 104.28.104.49	Viewed
Sep 09, 2025	08:00 PM	LD	Lucas Distler	distlerbrothers@gmail.com	IP: 104.28.104.49	Signed
Sep 09, 2025	08:01 PM	BD	Beau Distler	beau.distler@aol.com	IP: 104.28.104.48	Viewed
Sep 09, 2025	08:02 PM	BD	Beau Distler	beau.distler@aol.com	IP: 104.28.104.48	Signed
Sep 09, 2025	08:27 PM	JS	James Strong	jstrong@trophypa.com	IP: 38.186.65.122	Viewed
Sep 09, 2025	08:28 PM	JS	James Strong	jstrong@trophypa.com	IP: 38.186.65.122	Signed
Sep 09, 2025	08:28 PM		Package has been fully signed and sealed			Completed