



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

31 Whiteside Estates Dr Silex MO 63377 Lincoln
Street Address City Zip Code County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

☐ Prior appraisal

☒ Building Plans

☐ Assessor's Office

☐ Other _____

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____

Licensee Print Name: _____

Date: _____

Brokerage Firm Assisting Seller

Trophy Properties & Auction

By (Signature)  _____

Licensee Print Name: Megan Wilson

Date: 10/20/25

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER Date
Print Name: _____

 10/20/25
SELLER Date
Print Name: Daniel Derbin

BUYER Date
Print Name: _____

 10/20/2025
SELLER Date
Print Name: Anita Derbin

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Effective 1/1/19.

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DERBIN MEASUREMENTS DISCLAIMER.PDF	1 page
Derbin Measurements Disclaimer.pdf	1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Megan Wilson
mwilson@trophypa.com
IP: 98.97.4.56
Domain: trophypa.brokermint.com
Date: Oct 20, 2025 07:48 PM

Package ID:

70152DD2C7D0C9D0ACF62888FCA3F4DA

Time zone:

CDT (UTC-5)

Signers:



MW	Megan Wilson Megan Wilson	mwilson@trophypa.com IP: 98.97.4.56	Signed	Oct 20, 2025 07:49 PM id: 6923b048868848d719c401c4738542cc	
AD	Anita Derbin Anita Derbin	anitaderbin@gmail.com IP: 172.58.151.87	Signed	Oct 20, 2025 07:51 PM id: c02424844775de67db43eb7fe2d407ec	
DD	Daniel Derbin Daniel Derbin	danielyderbin@gmail.com IP: 172.58.10.160	Signed	Oct 20, 2025 07:52 PM id: 6f58a5a55a0fcc982bef35903aa39790	

HISTORY

Oct 20, 2025	07:48 PM	MW	Megan Wilson	mwilson@trophypa.com	IP: 98.97.4.56	Viewed
Oct 20, 2025	07:49 PM	MW	Megan Wilson	mwilson@trophypa.com	IP: 98.97.4.56	Signed
Oct 20, 2025	07:50 PM	AD	Anita Derbin	anitaderbin@gmail.com	IP: 172.58.151.87	Viewed
Oct 20, 2025	07:51 PM	DD	Daniel Derbin	danielyderbin@gmail.com	IP: 172.58.10.160	Viewed
Oct 20, 2025	07:51 PM	AD	Anita Derbin	anitaderbin@gmail.com	IP: 172.58.151.87	Signed
Oct 20, 2025	07:52 PM	DD	Daniel Derbin	danielyderbin@gmail.com	IP: 172.58.10.160	Signed
Oct 20, 2025	07:52 PM		Package has been fully signed and sealed			Completed