

Form # 2049

07/25

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

PROPERTY: 78.18 Ac 00 Hwy KK, Paris, MO 65275

Lead Warning Statement

Every Buyer 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 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 (check one below):

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

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Not aware of any lead issues, however every surface of the mobile home portion has been demolished and disposed of, painted or covered.

(b) Records and reports available to 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 all documents below):

none

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

Buyer's Acknowledgment (initial appropriate blanks)

_____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

_____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

Buyer has (check one below):

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

Agent Acknowledgment (initial)

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

(To be completed by listing agent or if not listed, agent assisting Buyer.)

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.

BUYER SIGNATURE _____ DATE _____

Buyer Printed Name _____

BUYER SIGNATURE _____ DATE _____

Buyer Printed Name _____

BUYER'S AGENT SIGNATURE _____ DATE _____

Buyer's Agent Printed Name _____

(NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

SELLER SIGNATURE _____ DATE Aug 05, 2025

James V Hezel

Seller Printed Name _____

SELLER SIGNATURE _____ DATE Aug 05, 2025

Deborah K Hezel

Seller Printed Name _____

LISTING AGENT SIGNATURE _____ DATE Aug 05, 2025

Mike Sharpe

Listing Agent Printed Name _____

LEAD BASED PAINT DISCLOSURE (IF APPLICABLE)	1 page
2049 - Disclosure of Info. Lead Based Paint_Lead Based Paint Hazards.pdf	1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Mike Sharpe
msharpe@trophypa.com
IP: 166.181.82.157
Domain: trophypa.brokermint.com
Date: Aug 05, 2025 06:46 PM

Package ID:




4485E2D9928D86BF461B33D62696B3CA

Time zone:

CDT (UTC-5)

Signers:



MS	Mike Sharpe Request initiator	msharpe@trophypa.com IP: 166.181.82.157	Signed	Aug 05, 2025 06:46 PM id: 56efa53f1e488b8e672e855b46049ace	
JH	James Hezel Seller 1	hezelfam@yahoo.com IP: 172.59.173.241	Signed	Aug 05, 2025 06:53 PM id: 6c654b66aced6c464e7a6cacc716415b	
DH	Deborah Hezel Seller 2	debbie@ficksupply.com IP: 68.208.10.5	Signed	Aug 05, 2025 08:57 PM id: 2c8fdbae88e32723525a50c7df9d234d	

HISTORY

Aug 05, 2025 06:46 PM	MS	Mike Sharpe	msharpe@trophypa.com	IP: 166.181.82.157	Viewed
Aug 05, 2025 06:46 PM	MS	Mike Sharpe	msharpe@trophypa.com	IP: 166.181.82.157	Signed
Aug 05, 2025 06:51 PM	JH	James Hezel	hezelfam@yahoo.com	IP: 172.59.173.241	Viewed
Aug 05, 2025 06:53 PM	JH	James Hezel	hezelfam@yahoo.com	IP: 172.59.173.241	Signed
Aug 05, 2025 08:51 PM	DH	Deborah Hezel	debbie@ficksupply.com	IP: 68.208.10.5	Viewed
Aug 05, 2025 08:57 PM	DH	Deborah Hezel	debbie@ficksupply.com	IP: 68.208.10.5	Signed
Aug 05, 2025 08:57 PM		Package has been fully signed and sealed			Completed