This document has legal consequences.

If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

CST. LOUIS REALTORS

Approved by Counsel for St. Louis REALTORS

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Form # 2091

01/25

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	100		LLER'S DISCLOSURE S			
Property Address :	8137	Hwy K	, Middletown	MO.	W3359	

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by conceating a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

STATUTORY DISCLOSURES Note: The following information, if applicable to the property, is required by federal or state law to prospective buyers. Local laws and ordinances may require additional disclosures.	be dis	closed	to
LEAD-BASED PAINT	YES	NO	UNK
Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	1	X	11
Please explain any "Yes" answers you gave in this section:			
METHAMPHETAMINE	VES	NO	UNK
Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	,L	*	(U
Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)	YES	NO	UNK
Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.	1	1	n

	VES	NO	1
RADIOACTIVE OR HAZARDOUS MATERIALS Have you ever received a report stating affirmatively that the Property is or was previously contain with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to di such knowledge in writing. Please provide such information, including a copy of such report, if available	sclose	*	
Please explain any "Yes" answers you gave in this section:	-		
ADDITIONAL DISCLOSURES			
.ead-Based Paint	YES		P
Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the pro-	perty?	*	L
Are you aware if it has ever been covered or removed?		1	L
Are you aware if the property has been tested for lead?		1	L
Please explain any "Yes" answers you gave in this section including test date, type of test and results.			
Radon	YES	NO	Ta
Are you aware if the property has been tested for radon gas?		T	
Are you aware if the property has ever been mitigated for radon gas?		10	L
Mold Are you aware of the presence of any mold on the property?	YES	-	
Are you aware of anything with mold on the property that has ever been covered or removed?		X	T
Are you aware if the property has ever been tested for the presence of mold?		70	\top
Asbestos Materials	YES	NO	3
Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insu ceiling, flooring, pipe wrap, etc.?	nation,	P	1
Are you aware of any asbestos material that has been encapsulated or removed?		1	+
Are you aware if the property has been tested for the presence of asbestos?	J.E.	10	+
Please explain any "Yes" answers you gave in this section:			
	YES	i NO	
Other Fovironmental Concerns	rinated tanks,	y	
Are you aware of any other environmental concerns that may affect the property such as polychlo biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage			
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Development Name Contact Name Phone # Type of Property (check all that apply) Single Family Multi-Family Condominium Tow Mandatory Assessment #1 S per Monthly Quarterly Semi-Ann	nhome Vi	lla T C	o-c

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Are you aw	are of any existing or proposed special assessments?		1	p	_
Are you aw	are of any special taxes and/or district improvement assessments?		E	þe	
Are you aw	are of any condition or claim which may cause an increase in assessment or fees?			+	
	are of any material defects in any common or other shared elements?		40	*	
Are you aw	rare of any existing indentures/restrictive covenants/		50.	7	=0
Are you aw	are of any violation of the indentures/restrictions by yourself or by others?		T	7	- 0
s there a re	corded shared driveway/street/road maintenance agreement?		1).	10	
s there a dr	riveway/street/road that is not maintained by city or county? If so, please explain in desc	cription.	11	*	
rease expa	ain any "Yes" answers you gave in this section; UTILITIES				
Services	Current Provider Phone#		·A	vg Mo	
CHIMIN		Leased		Co	SI .
Propane	1/A III Owned	Leased		_	
Gas				220	
Electric	Consolidated Electric				_
Water	PWSD			50	
Sewer	NA . I			40	
Trash	Miridian			70	
Recycle	7/1			70	-
Internet	Spectrum			70	-
Phone	HEATING, VENTILATION AND COOLING ("HVAC") SYSTEM	re			
Suel Source	e of Heating Equipment:				
Zone 1: Zone 2: Type of Ali Zone 1: Zone 2: Are you aw Do you hay	Natural Gas Electric Propane Fue Natural Gas Electric Propane Fue Natural Gas Electric Propane Fue Natural Gas Electric Propane Fue Conditioner: Natural Gas Electric Propane Fue Contral Electric Central Gas Window/W Natural Gas Electric Propane Fue Conditioner: Natural Gas Electric Propane Fue Conditioner: Natural Gas Electric Propane Fue Propane Fue Natural Gas Electric Propane Fue Propane Fue Conditioner: Propane Fue Propane Fue Natural Gas Electric Propane Fue Propane Fue Propane Fue Natural Gas Electric Propane Fue Propane Fue Propane Fue Natural Gas Electric Propane Fue Propane Fue Natural Gas Electric Propane Fue Propane Fue Propane Fue Natural Gas Electric Propane Fue Propane Fue	el Oil L S	ves	Oth Oth	Ot Ot
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s property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device paspection certificate. If "Yes," attach Form #2180, Pool/Spa/Pood/Lake Addendum to Seller's Disclosure Statement.) WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement.) WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement.) WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement.) What is the source of your drinking water? ** Public Community Well Other feell, when was the water last tested? Is test documented? ** Yes or No. If yes, please provide documentation of you have a water softener? ** Yeys or No. If yes, is in Owned or Leased. If leased, provide lessor and cost below. Yes you water of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? **Wease explain any "Yes" answers you gave in this section and water softener lease information if applicable: **SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement what is the type of sewerage system to which the house is connected? ** Public ** Private ** Septic ** Aerator ** Other for Other, please explain: If septic/aerator, when was system last serviced? If septic/aerator, when was system last serviced? So there a sewerage grinder system? Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Please explain any "Yes" answers you gave in this section: **ELECTRICAL (Note: Certain types of electrical panels have been subject to recall) Type of Service Panel(s): Panel 1: Amps Brand Circuit Breakers Fuses Other Panel 2: Copper Aluminum UNK Other P	s property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate. Does property have a Swimming Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.) Water (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement.) WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement.) WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement.) WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement.) WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement.) 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If yes, please provide date of last backflow device inspection certificate. Does property have a Swimming Pool/Spa/Hot Tub? If "Yes," affacts Form #2168, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.) WAIER (If well exists, attack Form #2165, Septie/Well Addendum to Seller's Disclosure Statement) WAIER (If well exists, attack Form #2165, Septie/Well Addendum to Seller's Disclosure Statement) WAIER (If well exists, attack Form #2165, Septie/Well Addendum to Seller's Disclosure Statement) What is the source of your drinking water? Public Community Well Other If well, when was the water last tested? Is test documented? Yes or No. If yes, please provide documentatic Do you have a water softener? Yes or No. If yes, is in Owned or Leased, If leased, provide lessor and cost below. Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? 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	FOUNDATION Street Tolker			-
y	pe of Foundation: Concrete Cinder Block Stone Wood Other:	VES	NO	
0		100000000000000000000000000000000000000		
\1	re you aware of any problems or issues with foundation?	E	X.	-
30	re you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof instruction, decks/porches or other load bearing components?	Ε	¥	
4	re you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawleace or slab?	Ų,	6	
Ą,	re you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement our or garage?		۲	
A.	re you aware of any repairs to any of the building elements listed above?	7	6	
1	ere required permits obtained for any repairs described above?	+		Т
	ease explain any "Yes" answers you gave in this section, including location, extent, date and name of the p d the repair or control effort:	crson/c	ompai	12
	BASEMENT AND CRAWL SPACE (Complete only if applicable)	YES	NO	
14	the home equipped with a sump pit?	1	6-	F
	the home equipped with a sump pump?	E.	8	
	re you aware of any issues with sump pit(s) & pump(s)?	E	b	Г
À	re you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	100	10	Γ
A	re you aware of any repairs or other attempts to control any water or dampness problem in the basement			T
H	r crawl space? lease explain any "Yes" answers you gave in this section:	E	À	
		VES	NO	1
	ROOF, GUTTERS AND DOWNSPOUTS	-		1
VĄ	hat is the approximate age of the roof? 3 Is it documented? If yes, please provide documentation.	F	>	ł
A	re you aware of any active leaks to the roof?	The .	-	ł
H	as the roof ever leaked during your ownership?	6	7	ł
H	las the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	Te:	yo.	ŀ
A	re you aware of any problems with the roof, gutters or downspouts?	-	20	ł
P	loes the property have multiple layers of roofing currently installed on any portion of the property? lease explain any "Yes" answers you gave in this section and attach any documentation:		7	
	PESTS/TERMITES/WOOD DESTROYING INSECTS	YES	NO	13
	are you aware of any pests, rodents or termites/wood destroying insects impacting the property and	L	Ø	Ī
	are you aware of any uncorrected damage to the property caused by above?	1	0	Ť
10	are you aware of any control reports for the property?	1	bo	Ť
4	are you aware of any control treatments to the property?		7	t
Is	s your property currently under a warranty contract by a licensed pest/termite control company? If so, when oes it expire and what is the renewal costs?	E	ý	İ
	lease explain any "Yes" answers you gave in this section:			
_	SOIL AND DRAINAGE	YES	NO	Ī
A	are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?		70	T
A	are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may ffect the property?	E	م	I
A	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	E	0	
A	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable savement)	1	ط	

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-	SURVEY	AND ZONING		YES	NO	UN
Do you	have a survey of the property? If yes, please attac	h.		70	#	Ð
Does th	e survey include all existing improvements on the	property?		¥	U	L
Are vo	aware of any shared or common features with adj	oining properties?			10	_ U
Are yo	aware of any rights of way, unrecorded easements	s, or encroachment	s, which affect the property?		30	
s any i	portion of the property located within the 100-year	flood hazard area (flood plain)?		ya:	- 11
Are yo	a aware of any violations of local, state, or federal	laws/regulations, it	ncluding zoning, relating to the	he	14	Ü
Please	explain any "Yes" answers you gave in this section	Ž.				
MILIO	INS	URANCE		YES	NO	UN
Are yo	a aware of any claims that have been filed for damag	ges to the property?	(i.e., roof, flood, fire, casual	ty,	50	L
	" please provide the following information for eac ments completed.	n camb, date or ea	ann, aescripton or cann, rep	ans www.		
		NCES/EQUIPME			V.	
	(Seller is not agreeing that all items are				I do T	Tanta
Range	Stove	U N/A	Age Age	Gas		lectr
Oven		II N/A	Age 3	Gas		lectr
Cookto	Anna and a second	□ N/A	Age 5	Street, Street		lectr
	or Grill	□ N/A	Age	Gas		
	Hookup	II N/A	. 3	Gas	181	lectr
and the second section is a second	1 Microwave	□ N/A	Age 3			
	Refrigerator	□ N/A	1150			
Dishw		± N/A	Age 3			
	e Disposal	□ N/A	Age			
	Compactor	II N/A	Age		-	
	c Pet Fence	TI N/A	# of collars			
	wered Exterior Lights	□ N/A	# of lights	⊭ Owned	100	Leas
Securi	ty System/Cameros	D N/A		YES	NO	EN
	u aware of any items in this section in need of repa	is as a salas and 2		9.63	7	
Please	explain any "Yes" answers you gave in this section	Е				
		THE RESERVE OF THE PARTY OF THE		1	NO.	CEN
		ELLANEOUS		YES		
	e property been continuously occupied during the !	ast twelve months?		70	[7]	
Is the	e property been continuously occupied during the I property located in an area that requires any o	ast twelve months? compliance inspec		70	70	r
Is the	e property been continuously occupied during the I property located in an area that requires any ovation, fire district or any other required governme	ast twelve months? compliance inspect ntal authority?	tion(s) including municipali	ty,	70	F
Is the conser	e property been continuously occupied during the I property located in an area that requires any o vation, fire district or any other required governme property located in an area that requires any specifi	ast twelve months? compliance inspect ntal authority? c disclosure(s) from	tion(s) including municipali in the city or county!)0	90	7
Is the conser Is the	e property been continuously occupied during the I property located in an area that requires any ovation, fire district or any other required governme property located in an area that requires any specific property designated as a historical home or located	ast twelve months/ compliance inspect ntal authority? c disclosure(s) from in a historic district	tion(s) including municipali in the city or county!	ity,	90	1 1
Is the conser Is the Is the	e property been continuously occupied during the I property located in an area that requires any ovation, fire district or any other required governme property located in an area that requires any specific property designated as a historical home or located serry tax abated? If yes, attach documentation from	ast twelve months/ compliance inspec- ntal authority? e disclosure(s) from in a historic district taxing authority.	tion(s) including municipali in the city or county?	ty,	\$ \$0 \$0 \$0	1
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	ADDITION	FAL COMMENTS	
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Seller attaches the following document	t(s):		
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SELLER'S ACKNOWLEDGEMEN	To.		
			158-197-150 A275
Seller acknowledges that he has careful	By examined this statement	and that it is complete and accurate to the b	est of Seller's knowledge.
		changes in the property condition. Seller	authorizes all brokers and
heir licensees to furnish a copy of this	statement to prospective is	ilyers.	
12	1100	() M	6-6-2
7/7	6-6-25		(D (D) Or
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
SELLER SIGNATURE	DALE	BELLER SIGNATURE	100
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Lance Hitox		Samantha J. Fox	(
Seller Printed Name		Seller Printed Name	
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BUYER'S ACKNOWLEDGEMEN	T:		
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Buyer acknowledges having received in	and read this Sener's Disclos	sure Statement. Buyer understands that the i actual knowledge. Buyer should verify the	information contained in
his Seller's Disclosure Statement, and	any other important inform	nation provided by either Seller or broker (including any information
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s not an expert at detecting or repairir	ng physical defects in proper	fy,	
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
Buyer Printed Name		Buyer Printed Name	