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.

Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

100	be completed by SELLER concerning		Double B Trail, Perry, N		(TTOP	City Audios	ss) located				
			corporated), County of	R	alls	2	Missouri.				
Note	e: If Seller knows or suspects some con				being sold	l or advers	sely affect				
	er's decision to buy the property, then S										
	g considered. Real estate brokers and a										
	rantee the accuracy of the information in			····· F··F···	<i>y</i>		-,				
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	<u>SELLER:</u> Your truthful disclosure of t										
	you violated your legal obligation to										
	hamphetamine production or storage an										
	r ownership may be relevant. In the cas										
	sistent pattern of a problem not comple										
	eve full and honest disclosure. Your ans										
	n after the closing of the sale. This quest										
	ects of your property. If you know of or										
	air the health or safety of future occupa		ise affect Buyer's decisior	to buy your j	property,	then use th	e space at				
the o	end of this form to describe that condition	on.									
то	BUYER: THIS INFORMATION IS A	DISCLOSU	RE ONLY AND IS NO	T INTENDEI) ТО В Е	A PART	OF ANY				
	NTRACT BETWEEN BUYER AND SE										
	losure statement, will provide for what is										
	uded, you must specify them in the contr										
	there are, in fact, no problems with the										
	er are not warranties of the condition of										
	property. You may also wish to obtain										
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or y SUE (a) (b) (c) (d) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l)	BIVISION, CONDOMINIUM, VILLA, Development Name Contact Jasc Type of Property: (check all that apply Villa Co-Op Mandatory Assessment: #1 Mandatory Assessment: #2 Mandatory Assessment(s) include: I entrance sign/structure I street m I snow removal specific to this dwelling I clubhouse pool I doorman I cooling I other specific item(s): Exterior Maintenance of this dwelling Optional Assessment(s)/Membership(s) HOA has a shared of Are you aware of any existing or propose Are you aware of any special taxes and/or Are you aware of any special taxes and/or Are you aware of any existing indentures Are you aware of any violation of the ind <t< td=""><td>conditions by t CO-OP OR C Con will have t y) ☑ Single-Fa 100 aintenance g □ landscap int □ exercise □ security yid covered by As Please explain Carbage bin t cd special asses r district impro- which may cau any common o /restrictive cov entures/restrict ce agreement? y e for (e), (f), (g</td><td>he Seller a requirement of DTHER SHARED COST BB Ranch o provide mily Residence I Multi-I \$ Common ground bing of common area area I reception facilit I elevator I othe entified as I seessment: hat owner can join and sments? I Yes I No vement assessments? I Y se an increase in assessme r other shared elements? I enants? I Yes I No ions by yourself or by othe I Yes I No g), (h), (i), (j) or (k) above:</td><td>f the sale cont DEVELOPM PF Family Con per: mont per: mont snow remain landscapin y water for common facil some insurand pay. Jason es No nt or fees? No stropped No nt or fees? No Stropped No to res? Yes Stropped Yes Yes Stropped Stropped Stropped Stropped Stropped Stropped Stropped Str</td><td>tract.</td><td>pplicable)</td><td>ome ear 🖄 year ear 🖓 year lling moval es</td></t<>	conditions by t CO-OP OR C Con will have t y) ☑ Single-Fa 100 aintenance g □ landscap int □ exercise □ security yid covered by As Please explain Carbage bin t cd special asses r district impro- which may cau any common o /restrictive cov entures/restrict ce agreement? y e for (e), (f), (g	he Seller a requirement of DTHER SHARED COST BB Ranch o provide mily Residence I Multi-I \$ Common ground bing of common area area I reception facilit I elevator I othe entified as I seessment: hat owner can join and sments? I Yes I No vement assessments? I Y se an increase in assessme r other shared elements? I enants? I Yes I No ions by yourself or by othe I Yes I No g), (h), (i), (j) or (k) above:	f the sale cont DEVELOPM PF Family Con per: mont per: mont snow remain landscapin y water for common facil some insurand pay. Jason es No nt or fees? No stropped No nt or fees? No Stropped No to res? Yes Stropped Yes Yes Stropped Stropped Stropped Stropped Stropped Stropped Stropped Str	tract.	pplicable)	ome ear 🖄 year ear 🖓 year lling moval es				

53	UTI	LITIES
54	Utili	
55	Gas/	Propane: Portable propane bottle for stovetop unit if Propane, is tank @Owned @Leased
56	Elec	tric: Ralls County
57	Wate	er: Cannon Water
58	Sew	er: Septic
59	Tras	er: Septic h: Some owners got together and share a dumpster vcle:
60	Recy	rcle: Blazing hot Fiber Optic
61	Intel	net: <u>NO</u>
62		lu
63	HEA	ATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)
64	(a)	Heating Equipment: 🖆 Forced Air 🖓 Hot Water Radiators 🖓 Steam Radiators 🖓 Radiant 🖓 Baseboard
65	(b)	Source of heating: 🗹 Electric 🖓 Natural Gas 🖓 Propane 🖓 Fuel Oil 🖓 Other
66	(c)	Type of air conditioning: D Central Electric Central Gas D Window/Wall (Number of window units)
67	(d)	Areas of house not served by central heating/cooling: <u>3 season porch if french doors closed</u>
68	(e)	Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other:
69	(f)	Are you aware of any problems or repairs needed with any item in this section? 🖸 Yes 🗹 No If "Yes", please explain
70 71	(z)	
71	(g)	Other details:
72	FIR	EPLACE(S)
73	(a)	Type of fireplace: ☑Wood Burning □Vented Gas Logs □Vent Free Gas Logs ☑Wood Burning Stove □Natural Gas □Propane
74	(b)	Type of flues/venting:
75		Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 2 Location(s) 2nd is brick oven
76		Image: Non-Functional: Number of fireplace(s) Location(s) Please explain
77 79	(c)	Are you aware of any problems or repairs needed with any item in this section? 🛛 Yes 🗹 No If "Yes", please explain
78		
79	PLU	IMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB
80	(a)	Water Heater: Delectric Natural Gas Propane Tankless Other:
81	(b)	Ice maker supply line: 🖸 Yes 🛛 🖄 No
82	(c)	Jet Tub: 🖸 Yes 🖾 No
83	(d)	Swimming Pool/Spa/Hot Tub: 🖸 Yes 🖄 No
84		(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
85	(e)	Lawn Sprinkler System: ^[2] Yes ^[2] No If yes, date of last backflow device inspection certificate:
86 87	(f)	Are you aware of any problems or repairs needed in the plumbing system? Tyes MNo If "Yes", please explain
87		
88		TER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
89		What is the source of your drinking water? Public Community Well Other (explain)
90		If Public, identify the utility company:
91	(c)	Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information
92 02	(d)	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? ⁽¹⁾ Yes ⁽²⁾ No If "Yes", please explain
93		
94	SEV	VERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
95	(a)	What is the type of sewerage system to which the house is connected? 🖸 Public 🏼 Private 🖾 Septic 🗔 Aerator 🖵 Other
96		If "Other" please explain
97 08	(b)	Is there a sewerage lift system? U Yes No If "Yes", is it in good working condition? U Yes No
98 99	(c)	When was the septic/aerator system last serviced? <u>About 5 years ago</u> Caldwell Plumbing Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? U Yes W No
99 100	(d)	
101		LIANCES (Seller is not agreeing that all items checked are being offered for sale.)
102	(a)	Electrical Appliances and Equipment: D Electric Stove/Range/Cook top D Oven D Built-in Microwave Oven
103		Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)
104	(h)	☐ Ceiling Fan(s) ☐ Intercom System ☐ Central Vaccum System ☐ Other
105 106	(b)	Gas Appliances & Equipment: ☐ Natural Gas ☑ Propane ☐ Oven ☐ Gas Stove/Range/Cook top ☑ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater
107		□Gas dryer (hook up) □ Other
107		
108	(c)	Other Equipment: 🖸 TV Antenna 🛛 🖾 Cable Wiring 📮 Phone Wiring 🖾 Network/Data Wiring
109	(-)	Image: Description Image: Description Image: Description Image: Description
110		U Security Alarm System U Owned UL leased /Lease information
		BINOTICE BINOTICE
		/ Initials BUYER and SELLER acknowledge they have read this page attack Reduced.
		BUYER BUYER SELLER

	 ☑ Satellite Dish ☑ Owned ☑ Leased/LeaseInformation: ☑ Electronic Pet Fence System Number of Collars: ☑ Other: ☑ Are you aware of any items in this section in need of repair or replacement? ☑ Yes ☑ No If "Yes", please explain
< 1\	Image: Description of Petropy of Collars: Image: Description of Collars:
(d)	Are you aware of any items in this section in need of repair or replacement? U Yes M No If "Yes", please explain
	CTRICAL
Туре	of service panel: DFuses Diricuit Breakers DOther:
(a)	Type of wiring: 옙Copper 믿Aluminum 믿Knob and Tube 옙Unknown
(b)	Are you aware of any problems or repairs needed in the electrical system? DYes No If "Yes", please explain
ROO	OF, GUTTERS AND DOWNSPOUTS
(a)	What is the approximate age of the roof? 25 Years. Documented? DYes DNo
(b)	Has the roof ever leaked during your ownership? Types No If "Yes" please explain
(a)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Types No If "Yes
(d)	Are you aware of any problems with the roof, gutters or downspouts? 민Yes 엘No If "Yes", please explain
CON	ISTRUCTION
(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction
	decks/porches or other load bearing components? Types "INo If "Yes" please describe in detail
(b)	Are you aware of any repairs to any of the building elements listed in (a) above? DYes DNo If "Yes", please describe the
	location, extent, date and name of the person/company who did the repair or control effort
(c)	Are you aware that any of the work in (b) above was completed without required permits? Types Mo
(d)	List all significant additions, modifications, renovations, & alterations to the property during your ownership: ADDED 3 SEASON PO
(e)	Were required permits obtained for the work in (d) above? Types No
BAS	EMENT AND CRAWL SPACE (Complete only if applicable)
(a)	□Sump pit □Sump pit and pump
(b)	Type of foundation: DConcrete DStone Cinder Block DWood
(c)	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? DYes DNo If "Yes", please
	describe in detail
(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
	🛛 Yes 🖓 No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
	effort
PES	TS OR TERMITES/WOOD DESTROYING INSECTS
	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? 🖵 Yes 🗹 No
	Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? 🖾 Yes 🖾 No
	Is your property currently under a warranty contract by a licensed pest/termite control company? 🛛 Yes 🗹 No
	Are you aware of any pest/termite control reports for the property? 🖸 Yes 🖾 No
(e)	Are you aware of any pest/termite control treatments to the property? 🛛 Yes 🖄 No
(f)	Please explain any "Yes" answers you gave in this section
	L AND DRAINAGE
	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? 🖸 Yes 🖄 No
(b)	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? 🖓 Yes 🖄 No
(c)	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? D Yes D No
(d)	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
(4)	stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer Distric
	e g retention nonds, rain gardens, sand filters, permeable navement) 🖓 Ves 🗹 No
(e)	e.g. retention ponds, rain gardens, sand filters, permeable pavement) 🖓 Yes 🖄 No Please explain any "Yes" answers you gave in this section

169	HA	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS
170	(a)	Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171		Paint and/or Lead-Based Paint Hazards, form #2049.)
172		(1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? 🛛 Yes 🖄 No
173		(2) Are you aware if it has ever been covered or removed? 🖸 Yes 🗹 No
174		(3) Are you aware if the property has been tested for lead? 🖸 Yes 🗹 No If "Yes", please give date performed, type of test and test
175		results
176 177		results (4) Please explain any "Yes" answers you gave in this section
178	(b)	Asbestos Materials
179		(1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180		pipe wrap, etc.? 🖸 Yes 🗹 No
181		(2) Are you aware of any asbestos material that has been encapsulated or removed? □ Yes ☑ No
182		(3) Are you aware if the property has been tested for the presence of asbestos? 🖾 Yes 🖄 No If "Yes", please give date performed,
183		
184		 (4) Please explain any "Yes" answers you gave in this section
185		(·)
186	(c)	Mold
187	(-)	(1) Are you aware of the presence of any mold on the property? 🖸 Yes 🖾 No
188		(1) The you aware of anything with mold on the property that has ever been covered or removed? \square Yes \square No
189		(2) Are you aware if the property has ever been tested for the presence of mold? \Box Yes \Box No If "Yes", please give date performed,
190		
190		(4) Please explain any "Yes" answers you gave in this section
191		(4) Flease explain any Tes answers you gave in this section
	(1)	D. 1
193	(d)	Radon (1) A subscript for the base for the formula Ω Ω V_{i} \mathcal{A} V_{i} \mathcal{A} V_{i} \mathcal{A} \mathcal
194		(1) Are you aware if the property has been tested for radon gas? 🖸 Yes 🗹 No If "Yes", please give date performed, type of test
195		and test results
196		(2) Are you aware if the property has ever been mitigated for radon gas? 🖾 Yes 🖾 No If "Yes", please provide the date and name
197		of the person/company who did the mitigation
198	(e)	Methamphetamine
199		Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200		a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201		🖵 Yes 🖵 No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
202		
203	(f)	Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
204	(-)	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? \Box Yes \boxtimes No
205		If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
205		information.
200		
208		Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.
	(α)	Radioactive or Hazardous Materials
209	(g)	
210		Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211		material or other hazardous material? 🖸 Yes 🖄 No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212		in writing. Please provide such information, including a copy of such report, if available.
213		
214	(h)	Other Environmental Concerns
215		Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216		electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? 🖵 Yes 🗹 No If "Yes", please
217		explain
218		·
219	SU	RVEY AND ZONING
219	(a)	Are you aware of any shared or common features with adjoining properties? 🖓 Yes 🖄 No
220		Are you aware of any shared of common features with adjoining properties? \Box Yes \Box No Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? \Box Yes \Box No
222		Is any portion of the property located within the 100-year flood hazard area (flood plain)? Use Solo No
223	(d)	Do you have a survey of the property? 🖸 Yes 🗹 No (If "Yes", please attach) Does it include all existing improvements on the
224		property? 🖸 Yes 🖄 No
225		Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Types No
226	(f)	Please explain any "Yes" answers you gave in this section
227		

CTANCES OF THE DATE OF THE CONCERNS

228 INSURANCE

Are you aware of any claims that have been filed for damages to the property? I Yes I No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed

231 232

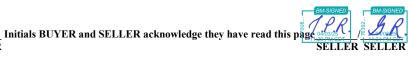
233

MIS	SCELLANEOUS
	The approximate age of the residence is <u>25</u> years. The Seller has occupied the property from <u>1980</u> to <u>present</u> . Has the property been continuously occupied during the last twelve months? \square Yes \square No If "No", please explain
(c)	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? 🖸 Yes 🖄 No If "Yes", please explain
(d)	Is the property located in an area that requires any specific disclosure(s) from the city or county? U Yes SNO If "Yes", please explain
(e)	Is the property designated as a historical home or located in a historic district? 🖓 Yes 🖄 No If "Yes", please explain
(f)	Is property tax abated? D Yes M No Expiration date Attach documentation from taxing authority.
(g)	Are you aware of any pets having been kept in or on the property? 🖵 Yes 🗹 No If "Yes" please explain
(h)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? 🛛 Yes 🖄 No (If "Yes", please attach)
	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? 🖸 Yes 🗹 No
	Are you aware if carpet has been laid over a damaged wood floor? 🖸 Yes 🖄 No
÷	Are you aware of any existing or threatened legal action affecting the property? 🖵 Yes 🗹 No
	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? 🛛 Yes 🖄 No
(m)	Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above
	 (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l)

255 Additional Comments:

256 257 258 259 260

261 Seller attaches the following document(s):



262 SELLER'S ACKNOWLEDGEMENT:

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. 264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and

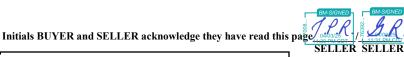
their licensees to furnish a copy of this statement to prospective Buyers.

266	John P. Richardson	Apr 03, 2025	Bale Richardson	Apr 03,
267	SELLER SIGNATURE	DATE	SELLER SIGNATURE	D
268	JP_ Richardson		Gale Richardson	
269	Seller Printed Name		Seller Printed Name	

270 BUYER'S ACKNOWLEDGEMENT:

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

276 277	BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
278 279	Buyer Printed Name		Buyer Printed Name	



2025

ATE

PACKAGE CERTIFICATE

BackOffice

SE	SELLERS/PROPERTY DISCLOSURE DOCUMENT						
#209	1-Seller's Dis	closure State	ement 1_20.pdf				6 pages
E-S	SIGN INF	0					
Status	3:	SIGNE			Originator:	Jason Chinn jchinn@trophypa.com IP: 76.8.147.138 Domain: trophypa.brokermint.com	
Packa Time :	age ID: zone:	8A8104A CDT (UT	13E4D143C2C4DAFF0EDFF59	9F9		Date: Apr 02, 2025 04:39 PM	
Signer	′S:						
JP	John P. Rid Seller 1	chardson	jpilot16@gmail.com IP: 68.98.21.134	Signed	Apr 03, 2025 1 id: cf319aba341d	1:30 PM 8c6195ecbb125ae330f6	John P. Richardson Decoses 11:00 PM CDT MASICNED Bale Richardson
GR	Gale Richa Seller 2	ardson	jpilot16@gmail.com IP: 68.98.21.134	Signed	Apr 03, 2025 1 id: 596a663c3b23	1:31 PM 3c2133920d192ea90d537	Bale Richardson
HIS	STORY						
Apr 03,	2025 09:57 A	AM JP	John P. Richardson	jp	ilot16@gmail.com	IP: 68.98.21.134	Viewed
Apr 03,	2025 09:58 A	AM GR	Gale Richardson	јр	ilot16@gmail.com	IP: 68.98.21.134	Viewed
Apr 03,	2025 11:30 F	PM JP	John P. Richardson	jp	ilot16@gmail.com	IP: 68.98.21.134	Signed
Apr 03,	2025 11:31 F	PM GR	Gale Richardson	jp	ilot16@gmail.com	IP: 68.98.21.134	Signed
Apr 03,	2025 11:31 F	PM	Package has been fully signe	d and sealed	d		Completed