

AUCTION

57.65 ACRE ACREAGE ON EDGE OF HUMBOLDT SD

THURSDAY, SEPTEMBER 17TH AT 10:00 AM



OWNER:

MARY ELLEN MATHIEU,
MARILYN HAFFNER
AND VIRGINIA MATHIEU



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

57.65 ACRE ACREAGE ON EDGE OF HUMBOLDT SD

AUCTION

We will offer the following real estate at auction on the acreage located at 208 S. Ford Street or 2 blocks south of Hwy 38 on Ford Street (near intersection of Hwys 19 & 38) on the east edge of Humboldt SD on:

THURSDAY, SEPT. 17TH 10:00 AM

The real estate consists of 57.65 acres (+ or -) of improved farm land. The improvements include an older 3 bedroom 1 ½ story home which has kitchen, dining room, living room, bathroom and 3 bedrooms. The outbuildings include a Quonset machine shed, 32' x 40' garage, barn, 2 grainerys, 2 single detached garages and numerous other storage buildings. The building site has a shelterbelt and many other trees. The land laves level to gently rolling with approximately 23.65 acres tillable, currently planted to alfalfa and the balance in pasture and building site. The predominate soil types are Egan-Ethan Trent Complex, Ethan-Egan Complex, Baltic Silty Clay Loam, Worthing Silty Clay Loam and it has a soil productivity index rating of 65.6. The annual real estate taxes are \$ 2,378. This is an outstanding opportunity to acquire land for a hobby farm, have horses or livestock or want to build a new home and have buildings and land. You Must Check This Out. Some of this land is in the city limits of Humboldt SD. You are invited to look at the land at your convenience.

**Open House to View Home: Friday, Sept. 4th 5:00 to 7:00 PM and Friday, Sept. 11th 5:00 to 7:00 PM
For Buyers Info Packet Visit our Website or Call 800-251-3111**

LEGAL: The N ½ of the NW ¼ except County Auditor's Subdivision of Tracts 1 & 2 and except Outlot X in Section 15-102-52, Minnehaha County SD

TERMS: Cash Sale with \$ 30,000. down on sale date and the balance on or before Nov. 1, 2015. Title insurance will be used with cost split 50/50 between buyer and seller. Warranty deed will be provided. Possession of buildings and land granted upon final settlement. Taxes prorated to possession date. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

**MARY ELLEN MATHIEU, MARILYN HAFFNER
AND VIRGINIA MATHIEU, OWNERS
605-251-6253 OR 605-940-4939**

Wieman Land & Auction Co., Inc.
Rich & Gary Wieman, Brokers
Kevin, Mike, Ryan & Derek Wieman and
Ron Leitheiser, Assoc. Brokers
Marion SD 800-251-3111
Website: www.wiemanauktion.com



Common Land Unit
 [White Box] Other Ag
 [Green Box] Cropland
 [Hatched Box] Rangeland
 [Black Box] Tract Boundary

Wetland Determination Identifiers
 [Red Circle] Restricted Use
 [Yellow Triangle] Limited Restrictions
 [Green Square] Exempt from Conservation Compliance Provisions

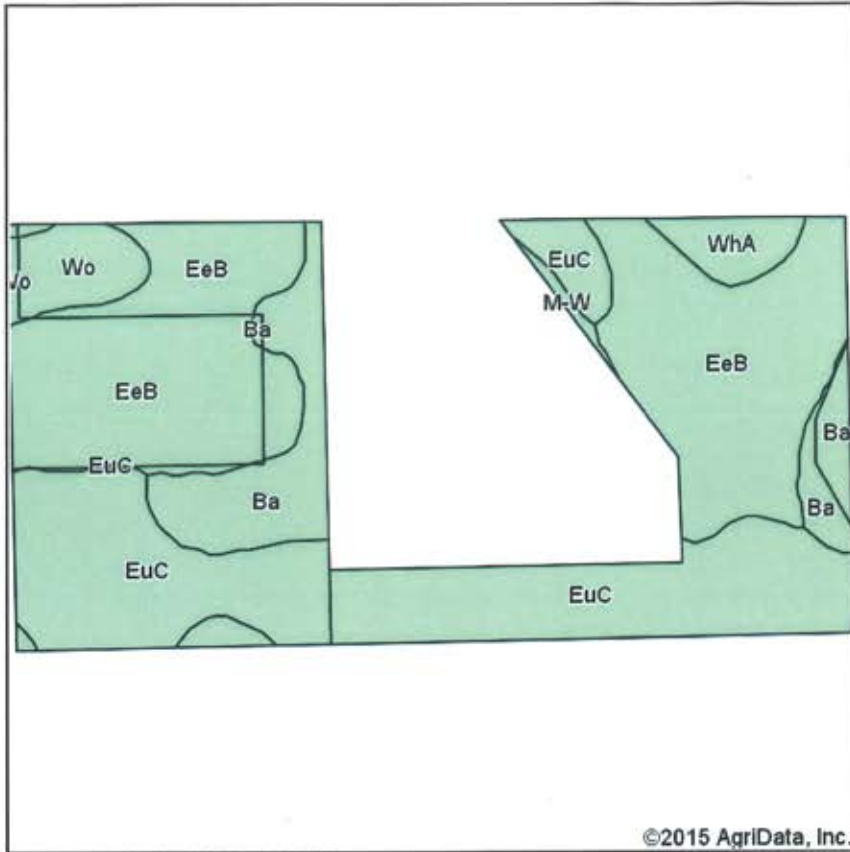


2015 Program Year
 Map Created April 17, 2015
Farm 1097

15-102-52

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soil Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **15-102N-52W**
 Township: **Humboldt**
 Acres: **55.96**
 Date: **7/6/2015**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 17

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Barley | Corn | Corn silage | Grain sorghum | Oats | Soybeans | Winter wheat |
|-------------------------|---|-------|------------------|------------------|--------------------|-------------|-------------|-------------|-------------|---------------|-------------|-------------|--------------|
| EeB | Egan-Ethan-Trent complex, 1 to 6 percent slopes | 25.06 | 44.8% | Ile | 81 | 4.1 | 50 | 87 | 9.2 | 51 | 63 | 31 | 39 |
| EuC | Ethan-Egan complex, 6 to 9 percent slopes | 19.99 | 35.7% | Ive | 61 | 3.2 | 39 | 64 | 6.7 | 37 | 49 | 23 | 31 |
| Ba | Baltic silty clay loam, 0 to 1 percent slopes | 6.71 | 12.0% | Vw | 30 | | 5 | 30 | 3.2 | 18 | 6 | 10 | 1 |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 2.34 | 4.2% | Vw | 30 | | 5 | 30 | 3.2 | 18 | 7 | 11 | 1 |
| WhA | Wentworth-Trent silty clay loams, 0 to 2 percent slopes | 1.57 | 2.8% | Iw | 94 | 4.5 | 57 | 101 | 10.7 | 59 | 72 | 37 | 45 |
| M-W | Miscellaneous water | 0.29 | 0.5% | | 1 | | | | | | | | |
| Weighted Average | | | | | 65.6 | 3.1 | 38.7 | 69.5 | 7.3 | 40.6 | 48.7 | 24.8 | 30 |

Area Symbol: SD099, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 1097

County : MINNEHAHA

Operator Name : KENNETH MATHIEU

Farms Associated with Operator : 46-099-1097

CRP contract numbers :

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|----------------|----------------|-----------|--------------------------|------------------|
| 78.41 | 46.46 | 46.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | FAV/WR History | Acres Election | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 46.46 | 0.00 | 0.00 | No | No | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| | | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield | HIP |
|-----------|------------|-----------------------------|------------|-----------|-----|
| | | | | | |

NOTES

State : SOUTH DAKOTA

Farm Number : 1097

County : MINNEHAHA

Tract Number : 1761

Description : N1/2NW1/4-15-102-52

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system not being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : KENNETH MATHIEU

Other Producers :

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 78.41 | 46.46 | 46.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 46.46 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|-----------|------------|-----------------------------|------------|-----------|
| | | | | |

NOTES

Prepared by: KIM

SCHEDULE A

COMMITMENT

Application No. SF85966

GETTY ABSTRACT & TITLE COMPANY
5800 S Remington Pl, Ste #120
SIOUX FALLS, SD 57108
(605) 336-0490 FAX (605) 336-2837

Agent for: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1. Commitment Date: July 20, 2015 at 07:30 AM.
2. Policy (or Policies) to be issued:

| | | |
|-----|---|---------------------|
| (a) | Owner's Policy (ALTA Own. Policy (6/17/06)) | Policy Amount \$TBD |
| | Proposed Insured: | |
| | TO BE DETERMINED | |
| (b) | Loan Policy (ALTA Loan Policy (6/17/06)) | Policy Amount \$ |
| | Proposed Insured: | |
| (c) | | Policy Amount \$ |
| | Proposed Insured: | |
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

MARY ELLEN MATHIEU, MARILYN HAFFNER AND VIRGINIA SMITH, AS TENANTS IN COMMON

4. The land referred to in the Commitment is described as follows:

THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4), EXCEPT COUNTY AUDITOR'S SUBDIVISION OF TRACTS 1 AND 2, AND EXCEPT OUTLOT X, IN SECTION 15, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, ACCORDING TO THE RECORDED PLAT THEREOF

COUNTY AUDITOR'S SUBDIVISION OF TRACT 1 OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, ACCORDING TO THE RECORDED PLAT THEREOF

COUNTY AUDITOR'S SUBDIVISION OF TRACT 2 OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, ACCORDING TO THE RECORDED PLAT THEREOF

PROPERTY ADDRESS: 208 S FORD STREET HUMBOLDT, SD 57035

Prepared for:
WIEMAN LAND & AUCTION CO

SCHEDULE B - SECTION II

COMMITMENT

Application No. SF85966

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. STANDARD EXCEPTIONS:
 - (a) Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
 - (b) Rights or claims of parties in possession not shown by the public records.
 - (c) Easements, or claims of easements, where no notice thereof appears in the public records.
 - (d) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
 - (e) Any Lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records

2. Taxes or special taxes and assessments which are not shown as existing liens by the public records.

General and special taxes and assessments as hereafter listed, if any, shown to be liens against tax parcel number SEE BELOW (all amounts shown being exclusive of interest, penalties and costs).

2014 Real Estate Taxes, due and payable in 2015, in the full sum of \$598.96, are first 1/2 paid.
Second 1/2 due but not delinquent
(PARCEL 16303 - ASSESSED AGAINST N1/2 NW1/4, EX TR 1 & 2 & OUTLOT X, 15-102-52)

2014 Real Estate Taxes, due and payable in 2015, in the full sum of \$1,538.91, are first 1/2 paid.
Second 1/2 due but not delinquent.
(PARCEL 24123 - ASSESSED AGAINST CO AUD SUB TR 1 NW1/4 15-102-52)

2014 Real Estate Taxes, due and payable in 2015, in the full sum of \$240.13, are first 1/2 paid.
Second 1/2 due but not delinquent
(PARCEL 24124 - ASSESSED AGAINST CO AUD SUB TR 2 NW1/4 15-102-52).

3. Easement Agreement dated June 11, 1958, filed for record July 2, 1958, at 10:40 A.M., and recorded in Book 62 of Misc., on page(s) 422-425. Said Easement shall be granted a permanent right of way and easement over and across the premises more particularly here in after described, together with right to enter into and upon said premises to construct, maintain, repair, operate, remove and reconstruct at any time one certain sanitary sewer line, said sewer line to be located on the premises hereinbefore described as follows. For further details refer to the recorded instrument.
4. Reservations as contained in Warranty Deed dated JUNE 11, 1943, Said Deed conveying the NW1/4 OF 15-102-52, INCLUDING TRACTS 1, 2 AND 3 OF NW1/4 OF SAID SECTION. Said Deed reserving unto the Connecticut General Life Insurance Company all the oil, gas, coal and other mineral rights of whatsoever nature upon, in or under the land, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be necessary for mining and saving said minerals, except that said grantees shall have the right of mining coal for their domestic use on the property. Statement of Claim for mineral interests filed by the Connecticut General Life Insurance Company, dated May 26, 1987, recorded June 8, 1987 @ 3:40 PM in Book 166 of Misc on Page(s) 861-873. MINERAL DEED AND CONVEYANCE in favor of Banner Land Company, Inc., dated DECEMBER 31, 1994, filed for record JANUARY 17, 1995, at 2:00 PM and recorded in Book 434 of Deeds, Page(s) 63-75. For further details refer to the recorded document.
5. Subject to Section-Line Highways by Operation of Law, SDCL 31-18-1.
6. NOTE: This Commitment is issued for an amount "TO BE DETERMINED". Until such time as the Company is informed of and accepts the liability amount for the proposed policy to be issued, its liability under this Commitment is limited to \$1,000.00. The applicant agrees and understands that by accepting this Commitment it accepts the limit of liability imposed for itself and any person relying on this Commitment.

SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND 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 (initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

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

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 (check one below):

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).

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

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

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

(e) Purchaser has (check on below):

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

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 Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) 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 provided by the signatory is true and accurate.

| | | | |
|-------------|--------|-------|------|
| [Signature] | 8-9-15 | Buyer | Date |
| [Signature] | 8/9/15 | Buyer | Date |
| [Signature] | 8/9/15 | Agent | Date |
| [Signature] | 8-9-15 | Agent | Date |

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Mary Ellen Mathieu, Marilyn Haffner and Virginia Smith Property Address 208 S Ford Street Humboldt SD 57035

This Disclosure Statement concerns the real property identified above situated in the City of Humboldt
County of Minnehaha, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 2004 (Original Purchase Date 1965 AP⁰⁴)
If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.
2. Were there any title problems when you purchased the property? Yes ___ No
3. Are there any recorded liens or financial instruments against the property, other than a first mortgage? Yes ___ No
4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes ___ No Unknown ___
5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes ___ No ___ Unknown
6. Are there any problems related to establishing the lot lines/boundaries? Yes ___ No Unknown
7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy. Yes ___ No ___ Unknown
8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes ___ No
9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes ___ No
10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property? Yes ___ No
11. Is the property currently occupied by the owner? Yes No ___
12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes No ___
13. Is the property currently part of a property tax freeze for any reason? Yes ___ No ___ Unknown
14. Is the property leased? Yes ___ No
15. If leased, does the property use comply with local zoning laws? Yes ___ No ___
16. Does this property or any portion of this property receive rent? Yes ___ No
If yes, how much \$ ___ and how often ___ ?

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?
 Yes ___ No
 If yes, what are the fees or assessments? \$ ___ per ___ (i.e. annually, semi-annually, monthly)
 Payable to whom: _____ For what purpose? _____
18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes ___ No
19. Is the property located in or near a flood plain? Yes ___ No Unknown ___
20. Are wetlands located upon any part of the property? Yes ___ No ___ Unknown
21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?
 Yes ___ No ___ Unknown
 If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space? Yes No ___
2. What water damage related repairs, if any, have been made? Basement
 If any, when? _____
3. Are you aware if drain tile is installed on the property? Yes ___ No
4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes No ___
 What related repairs, if any, have been made? outside sump pump
5. Are you aware of any roof leakage, past or present? Yes ___ No
 Type of roof covering: Shingles Age: 8 yrs
 What roof repairs, if any, have been made, when and by whom? Now shingles
- Describe any existing unrepaired damage to the roof: _____
6. Are you aware of insulation in:
 the ceiling/attic? Yes No ___ the walls? Yes No ___ the floors? Yes ___ No
7. Are you aware of any pest infestation or damage, either past or present? Yes ___ No
8. Are you aware of the property having been treated for any pest infestation or damage?
 Yes ___ No If yes, who treated it and when? _____
9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?
 Yes ___ No If yes, describe the work: _____
 Was a permit obtained? Yes ___ No ___ Was the work approved by an inspector? Yes ___ No ___
10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?
 Yes ___ No If yes, describe _____
 Have any insurance claims been made? Yes ___ No Unknown ___
 Was an insurance payment received? Yes ___ No Unknown ___
 Has the damage been repaired? Yes ___ No ___ If yes, describe in detail: _____
11. Are you aware of any problems with sewer blockage or backup, past or present? Yes ___ No
12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes ___ No If yes, describe in detail:

III. SYSTEMS/UTILITIES INFORMATION

| | None/Not Included | Working | Not Working |
|--------------------------------------|-------------------|---------|-------------|
| 1. 220 Volt Service | | ✓ | |
| 2. Air Exchanger | ✓ | | |
| 3. Air Purifier | ✓ | | |
| 4. Attic Fan | ✓ | | |
| 5. Burglar Alarm & Security System | ✓ | | |
| 6. Ceiling Fan | | ✓ | |
| 7. Central Air- Electric | | ✓ | |
| 8. Central Air - Water Cooled | ✓ | | |
| 9. Cistern | ✓ | | |
| 10. Dishwasher | ✓ | | |
| 11 Disposal | ✓ | | |
| 12. Doorbell | | ✓ | |
| 13. Fireplace | ✓ | | |
| 14 Fireplace Insert | ✓ | | |
| 15. Garage Door/Opener Control(s) | | ✓ | |
| 16. Garage Wiring | | ✓ | |
| 17. Heating System | | ✓ | |
| 18. Hot Tub, Whirlpool, and Controls | ✓ | | |
| 19. Humidifier | ✓ | | |
| 20 Intercom | ✓ | | |
| 21. Light Fixtures | | ✓ | |
| 22. Microwave/Hood | | ✓ | |
| 23. Plumbing and Fixtures | | ✓ | |
| 24. Pool and Equipment | ✓ | | |
| 25. Propane Tank | ✓ | | |
| 26. Radon System | ✓ | | |
| 27 Sauna | ✓ | | |
| 28. Septic/Leaching Field | | ✓ | |
| 29. Sewer Svstcms/Drtiins | | ✓ | |
| 30. Smoke/Fire Alarm | | ✓ | |
| 31. Solar House - Heating | ✓ | | |
| 32. Sump Pump(s) | | ✓ | |
| 33. Switches and Outlets | | ✓ | |
| 34. Underground Sprinkler and Heads | ✓ | | |
| 35. Vent Fan | | ✓ | |
| 36. Water Heater - Electric or Gas | | ✓ | |
| 37. Water Purifier | ✓ | | |
| 38. Water Softener - Leased or Owned | ✓ | | |
| 39. Well and Pump | ✓ | | |
| 40. Wood Burning Stove | ✓ | | ✓ |

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

| | Existing Conditions | | Tests Performed | |
|--|---------------------|----|-----------------|----|
| | Yes | No | Yes | No |
| 1 Methane Gas | | ✓ | | |
| 2 Lead Paint | | ✓ | | |
| 3 Radon Gas (House) | | ✓ | | |
| 4 Radon Gas (Well) | | ✓ | | |
| 5 Radioactive Materials | | ✓ | | |
| 6 Landfill, Mineshaft | | ✓ | | |
| 7 Expansive Soil | | ✓ | | |
| 8 Mold | | ✓ | | |
| 9 Toxic Materials | | ✓ | | |
| 10. Urea Formaldehyde Foam Insulations | | ✓ | | |
| 11. Asbestos Insulation | | ✓ | | |
| 12. Buried Fuel Tanks | | ✓ | | |
| 13. Chemical Storage Tanks | | ✓ | | |
| 14. Fire Retardant Treated Plywood | | ✓ | | |
| 15. Production of Methamphetamines | | ✓ | | |

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.

V. MISCELLANEOUS INFORMATION

1. Is the street or road located at the end of the driveway to the property public or private? Public Private
2. Is there a written road maintenance agreement? Yes ___ No
If yes, attach a copy of the maintenance agreement.
3. When was the fireplace/wood stove/chimney flue last cleaned? UNKNOWN
4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
 - a. A human death by homicide or suicide? Yes ___ No
If yes, explain: _____
 - b. Other felony committed against the property or a person on the property? Yes ___ No
If yes, explain: _____
5. Is the water source (select one) public or ___ private?
6. If private, what is the date and result of the last water test? _____
7. Is the sewer system (select one) ___ public or private?
8. If private, what is the date of the last time the septic tank was pumped? UNKNOWN
9. Are there broken window panes or seals? Yes No ___
If yes, specify: porch windows and farm buildings
10. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes ___ No
If yes, please list _____
11. Are you aware of any other material facts or problems that have not been disclosed on this form?
Yes ___ No If yes, explain: _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

2 Stoves 2 Refrigerators, Washer, Dryer & Deep freeze to stay with home.

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

X Maifun Daffin 8/9/15 & Virginia Mathiese-Smith 8/9/15
 Seller _____ Date _____ Seller _____ Date _____

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

_____ Buyer _____ Date _____ Buyer _____ Date _____

