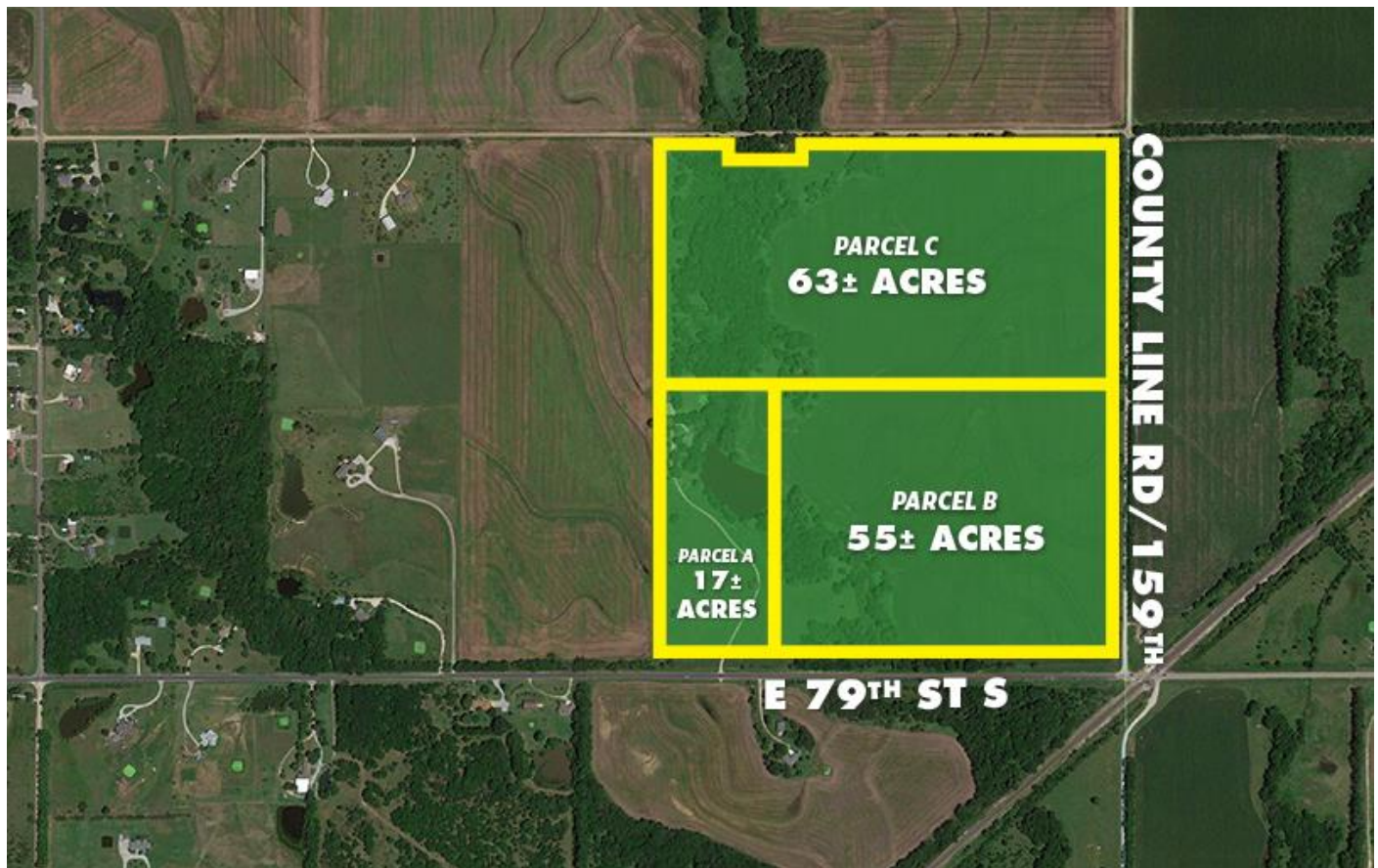


PROPERTY INFORMATION PACKET

THE DETAILS



15320 E. 79th St. Parcels A, B & C | Derby, KS 67037

AUCTION: Saturday, June 2nd @ 12:30 PM

12041 E. 13th St. N., Wichita, KS, 67206
316.683.0612 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION LLC
REAL ESTATE SPECIALISTS

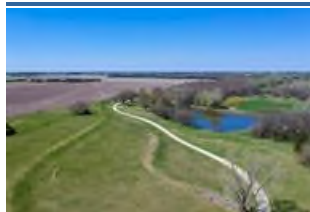


Table of Contents

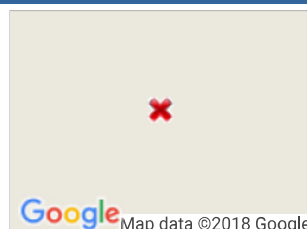
- PROPERTY DETAIL PAGES – PARCEL A, B & C
- SELLERS PROPERTY DISCLOSURES
- LEAD BASED PAINT DISCLOSURE
- GROUNDWATER ADDENDUM
- WATER WELL ORDINANCE
- AVERAGE UTILITIES
- ZONING MAP
- FLOOD ZONE MAP
- AERIAL
- TERMS AND CONDITIONS
- GUIDE TO AUCTION COSTS

The real estate is offered at public auction in its present, “as is where is” condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer’s own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer’s responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer’s premium (\$1,500.00 minimum) added to the final bid.

ALL FIELDS CUSTOMIZABLE 2



MLS # 550595
Status Active
Contingency Reason
Area 901 - SE Suburban SG
Address 15320 E 79TH ST S - PARCEL A
City Derby
Zip 67037
Asking Price \$0
Original Price \$0
Picture Count 33



KEYWORDS

AG Bedrooms	1	Approx. AGLA	1504
Total Bedrooms	3.00	AGLA Source	Court House
AG Full Baths	1	Approx. BFA	1354.00
AG Half Baths	2	BFA Source	Court House
Total Full Baths	2	Approx. TFLA	2,858
Total Half Baths	2	Lot Size/SqFt	57499
Total Baths	4	Number of Acres	17.21
Old Total Baths			
Garage Size	2		
Basement	Yes - Finished		
Levels	One Story		
Approximate Age	36 - 50 Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612
Co-List Agent - Agent Name and Phone		Co-List Office - Office Name and Phone	
Showing Phone	316-945-7400	Model Home Phone	
Year Built	1978	Parcel ID	20173-231-01-0-41-00-002.00
School District	Rose Hill Public Schools (USD 394)	Elementary School	Rose Hill
Middle School	Rose Hill	High School	Rose Hill
Subdivision	NONE LISTED ON TAX RECORD	Legal	BEG 336.4 FT E OF SW COR SE1/4 E 550 FT N 1411.65 FT W 550 FT S 1411.65 FT TO BEG SEC 1-29-2E
List Date	3/9/2018	Realtor.com Y/N	Yes
Display on Public Website	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Sub-Agent Comm	0	Buyer-Broker Comm	3
Transact Broker Comm	3	Variable Comm	Non-Variable
Virtual Tour Y/N		Master Bedroom Level	Main
Master Bedroom Dimensions	17'11" x 14'5"	Master Bedroom Flooring	Carpet
Living Room Level	Main	Living Room Dimensions	16'1" x 16'7"
Living Room Flooring	Carpet	Kitchen Level	Main
Kitchen Dimensions	16'3" x 13'0"	Kitchen Flooring	Tile
Room 4 Type	Dining Room	Room 4 Level	Main
Room 4 Dimensions	16'3" x 13'0"	Room 4 Flooring	Carpet
Room 5 Type	Laundry	Room 5 Level	Main
Room 5 Dimensions	9'0" x 7'9"	Room 5 Flooring	Tile
Room 6 Type	Bonus Room	Room 6 Level	Lower
Room 6 Dimensions	15'9" x 9'7"	Room 6 Flooring	Carpet
Room 7 Type	Bonus Room	Room 7 Level	Lower
Room 7 Dimensions	11'8" x 13'9"	Room 7 Flooring	Carpet
Room 8 Type	Bonus Room	Room 8 Level	Lower
Room 8 Dimensions	13'5" x 17'5"	Room 8 Flooring	Carpet
Room 9 Type	Family Room	Room 9 Level	Lower
Room 9 Dimensions	30'0" x 16'0"	Room 9 Flooring	Carpet
Room 10 Type	Concrete Storm Room	Room 10 Level	Lower
Room 10 Dimensions	10'11" x 11'3"	Room 10 Flooring	
Room 11 Type		Room 11 Level	
Room 11 Dimensions		Room 11 Flooring	

GENERAL			
Room 12 Type		Room 12 Level	
Room 12 Dimensions		Room 12 Flooring	
DIRECTIONS			
Directions E 79th St. S. & Greenwich Rd - East to property.			
FEATURES			
ARCHITECTURE		KITCHEN FEATURES	
Ranch		Desk	
EXTERIOR CONSTRUCTION		Island	
Other/See Remarks		Electric Hookup	
ROOF		APPLIANCES	
Composition		Dishwasher	
LOT DESCRIPTION		Disposal	
Corner		Microwave	
Pond/Lake		Range/Oven	
River/Creek		Trash Compactor	
FRONTAGE		MASTER BEDROOM	
Paved Frontage		Master Bdrm on Main Level	
EXTERIOR AMENITIES		Master Bedroom Bath	
Ag Outbuilding(s)		AG OTHER ROOMS	
Deck		Mud Room	
Guttering		LAUNDRY	
Horses Allowed		Main Floor	
Screened Porch		Separate Room	
GARAGE		220-Electric	
Attached		INTERIOR AMENITIES	
Opener		Ceiling Fan(s)	
Oversized		Closet-Walk-In	
Side Load		Fireplace Doors/Screens	
FLOOD INSURANCE		Humidifier	
Required		Intercom System	
		Security System	
		Vaulted Ceiling	
		Window Coverings-All	

FINANCIAL			
Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$3,395.28	Home Warranty Purchased	Unknown
General Tax Year	2017	Earnest \$ Deposited With	McCurdy Auction LLC Trust
Yearly Specials	\$5.88		
Total Specials	\$5.88		

PUBLIC REMARKS	
Public Remarks	<p>ONSITE REAL ESTATE AUCTION ON SATURDAY, JUNE 2 @ 12:30 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. PARCEL A: Located off blacktop, just minutes east of Rock and Madison, this 17± acre parcel could be the perfect canvas for your next life chapter. Built in 1978, this one-owner home includes over \$100,000 in upgrades and improvements within recent years. Updated In 2010, the exterior of the home has 2' x 6' frames exterior walls with new instillation and concrete siding. The roof was replaced with Malarkey Roofing shingles in 2012. (A detailed report of all upgrades and improvements can be found in the property information packet.)The main floor features a spacious living room, kitchen, master suite, mud room and half bath. The vaulted, beamed -ceiling living room boasts a relaxing view of the private lake with sliding glass doors leading to the back composite deck. A brick wood -burning fireplace creates a warm-inviting atmosphere in the winter months and provides additional heating. To the right of the living room sits a large, spacious wall oven, trash compactor, dishwasher, microwave and garbage disposal. French doors lead to a screened in porch overlooking the pond. Recently updated, the master suite includes a large walk-in closet and private en-suite. The mud room leads to the oversized 2-car garage and features W/D connections and a shower stall. The half bath completes the main level and includes new tile flooring and ADA height toilet. The fully finished basement includes three large bonus rooms with closets, a Jack-and-Jill full bathroom and a family room with walk-out access to the back patio. The family room includes reclaimed wood from a 100+ year farm home northeast of Rose Hill. A hidden concrete storm shelter/storage space off the family room completes the home. Major improvements were made to the pond and sewage system in recent years. The pond was redug and the spillway was rebuilt and rerocked in 2011. The seller's updated the spillway drainage pipes from 12" to 24". A new lagoon and sewage system valued at over \$13 ,000 was installed in 2017 to bring up to new city code.Currently zoned Rural Residential this property is serviced by Rural Water District #3, Butler Electric Coop and Propane Central. Join us, Saturday June 2nd at 12:30 PM, Selling regardless of price, the last hand in the air wins Will it be you? Call and schedule your private showing today! \$20,000 earnest deposit anticipates closing on or before 30 days from the date of sale. A 45 day close is available at the discretion of purchaser with deposit of \$30,000 in earnest money at the time of contracting. Current brome hay crop will not transfer and no written lease available. Farmer wants to stay. Please see Terms Section for real estate terms and conditions.</p>

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	6/2/2018
Auction Location	Onsite	1 - Open Start Time	11:30 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	6/2/2018	2 - Open for Preview	
Auction Start Time	12:30 PM	2 - Open/Preview Date	
Broker Registration Req	Yes		
Buyer Premium Y/N	Yes		
Premium Amount	0.10		
Earnest Money Y/N	Yes		
Earnest Amount %/\$			

TERMS OF SALE

Terms of Sale *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead -based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$20,000/30,000.

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE AUCTION



MLS # 550596
Class Land
Property Type Farm
County Sedgwick
Area 901 - SE Suburban SG
Address 15320 E 79TH ST S - PARCEL B
Address 2
City Derby
State KS
Zip 67037
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Date	3/9/2018
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	316-945-7400	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Rural	Sub-Agent Comm	0
Parcel ID	20173-231-01-0-41-00-001.00	Buyer-Broker Comm	3
Number of Acres	55.00	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	2395800	Virtual Tour Y/N	
School District	Rose Hill Public Schools (USD 394)	Days On Market	55
Elementary School	Rose Hill	Cumulative DOM	55
Middle School	Rose Hill	Cumulative DOMLS	
High School	Rose Hill	Input Date	5/2/2018 5:30 PM
Subdivision	NONE LISTED ON TAX	Update Date	5/2/2018
Legal	TBD	Off Market Date	
		Status Date	5/2/2018
		HotSheet Date	5/2/2018
		Price Date	5/2/2018

DIRECTIONS

Directions E 79th St. S. & Greenwich Rd - East to property.

FEATURES

SHAPE / LOCATION	ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS
Water Frontage	Paved	Documents Online	Call Showing #
Other/See Remarks	UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX
TOPOGRAPHIC	Public Water	Required	SCKMLS
Pond/Lake	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rolling	None	None	Sellers Agent
Stream/River	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Treeline	None	Conventional	Trust
Wooded	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
Other/See Remarks	Mobile Home Allowed	At Closing	Excl Right w/o Reserve
PRESENT USAGE	Modular Home Allowed		BUILDER OPTIONS
Hay (Various Types)	No Crops Included		Open Builder
Recreational			
Tillable			

FINANCIAL

Assumable Y/N	No
General Taxes	\$881.43
General Tax Year	2017
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON SATURDAY, JUNE 2 @ 12:30 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. PARCEL B: Located adjacent to the east of Parcel A, this parcel offers 55± acres of prime development opportunity. Currently zoned Rural Residential this parcel is bordered by blacktop access off 79th Street and County Line Road, Terraced fields, pond views, winding creek and wooded areas offer the idea scenery to build your new home or residential venture. Join us, Saturday June 2nd at 12:30 PM, for the absolute auction of this spectacular find in Derby. Selling regardless of price, the last hand in the air wins Will it be you? Rural Water connections are available for Parcels B and C. It will be the responsibility of the buyer to comply with any requirements imposed by the Rural Water District Sedgwick County #3 to service to the property. | Crops will not transfer and no written lease available. Farmer wants to stay. | Taxes to be determined if parcels A & B are separated. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$20,000.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	6/2/2018
Auction Location	Onsite	1 - Open Start Time	11:30 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	6/2/2018	2 - Open for Preview	
Auction Start Time	12:30 PM	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5pm Day Before	2 - Open End Time	
Buyer Premium Y/N	Yes	3 - Open for Preview	
Premium Amount	0.10	3 - Open/Preview Date	
Earnest Money Y/N	Yes	3 - Open Start Time	
Earnest Amount %/\$	20,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES



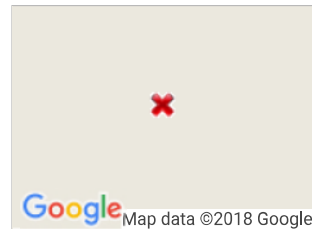
DISCLAIMER

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ALL FIELDS CUSTOMIZABLE AUCTION



MLS # 550597
Class Land
Property Type Farm
County Sedgwick
Area 901 - SE Suburban SG
Address 15320 E 79th St S - PARCEL C
Address 2
City Derby
State KS
Zip 67037
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

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List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	3169457400	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Rural	Sub-Agent Comm	0
Parcel ID	20173-231-01-0-41-00-001.00	Buyer-Broker Comm	3
Number of Acres	63.00	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	2744280	Virtual Tour Y/N	
School District	Rose Hill Public Schools (USD 394)	Days On Market	55
Elementary School	Rose Hill	Cumulative DOM	55
Middle School	Rose Hill	Cumulative DOMLS	
High School	Rose Hill	Input Date	5/2/2018 5:42 PM
Subdivision	NONE LISTED ON TAX RECORD	Update Date	5/2/2018
Legal	SE1/4 EXC W 336.4 FT & EXC N 50 FT W 200 FT E 866.42 FT THEREOF FOR RD & EXC E 550 FT W 886.4 FT S 1	Off Market Date	
		Status Date	5/2/2018
		HotSheet Date	5/2/2018
		Price Date	5/2/2018

DIRECTIONS

Directions E 79th St. S. & Greenwich Rd - East to property.

FEATURES

SHAPE / LOCATION	ROAD FRONTAGE	DOCUMENTS ON FILE	LOCKBOX
Water Frontage	Paved	Documents Online	None
TOPOGRAPHIC	UTILITIES AVAILABLE	FLOOD INSURANCE	AGENT TYPE
Pond/Lake	Public Water	Required	Sellers Agent
Rolling	IMPROVEMENTS	SALE OPTIONS	OWNERSHIP
Stream/River	None	None	Individual
Treeline	OUTBUILDINGS	PROPOSED FINANCING	TYPE OF LISTING
Wooded	None	Conventional	Excl Right w/o Reserve
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	BUILDER OPTIONS
Hay (Various Types)	Mobile Home Allowed	At Closing	Open Builder
Recreational	Modular Home Allowed	SHOWING INSTRUCTIONS	
Tillable	No Crops Included	Call Showing #	
	Water Access		

FINANCIAL

Assumable Y/N	No
General Taxes	\$881.43
General Tax Year	2017
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	

HOA Initiation Fee 0.00
Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON SATURDAY, JUNE 2ND @ 12:30PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE.PARCEL C: Located to the adjacent north of Parcel A and B, this parcel offers 63± acres of prime development opportunity. Currently zoned Rural Residential this parcel is bordered by 75th Street and County Line Road. A winding creek and wooded areas offer the idea scenery to build your new home or residential venture. Join us, Saturday June 2nd at 12:30 PM, for the absolute auction of this spectacular find in Derby. Selling regardless of price, the last hand in the air wins Will it be you?Rural Water connections are available for Parcels B and C. It will be the responsibility of the buyer to comply with any requirements imposed by the Rural Water District Sedgwick County #3 to service to the property. | Crops will not transfer and no written lease available. Farmer wants to stay. | Taxes to be determined if parcels A & B are separated. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$20,000.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	6/2/2018
Auction Location	Onsite	1 - Open Start Time	11:30 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	6/2/2018	2 - Open for Preview	
Auction Start Time	12:30 PM	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5PM Night Before	2 - Open End Time	
Buyer Premium Y/N	Yes	3 - Open for Preview	
Premium Amount	0.10	3 - Open/Preview Date	
Earnest Money Y/N	Yes	3 - Open Start Time	
Earnest Amount %/\$	20,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES



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Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 15320 E. 79th St. S. & Additional Lot - Derby, KS 67037

Seller:

Date of Purchase:

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES					ELECTRICAL						
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
None	Does Not Transfer	Working	Not Working	Don't Know		None	Does Not Transfer	Working	Not Working	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)
					Built in (Circle One) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell
					Vented Outside (Circle One) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes: 2					Keypad Entry: (Circle One) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill						Service Panel Total Amps
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____						(Circle One) <input type="checkbox"/> Own <input checked="" type="checkbox"/> Rent/Financed
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	ADT SECURITY					Company
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	Comments:					
Comments:											

BUYER'S INITIALS: _____

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SELLER'S INITIALS: RP PJP

WATER/SEWAGE SYSTEMS (See Part II Also)					HEATING & COOLING SYSTEMS				
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.	TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.				
None Does Not Transfer	Working Not Working Don't Know		None Does Not Transfer	Working Not Working Don't Know					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewage Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooling System				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<u>CENTRAL</u>		Type				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Backup Sump Pump/Battery	<u>7</u>		Age				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heating System				
		Type	<u>CENTRAL</u>		Type				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater (Circle One) <input type="checkbox"/> Elect <input checked="" type="checkbox"/> Gas	<u>7</u>		Age				
		Size & Age <u>40 gal.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window/Wall Air Conditioning Units				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Instant Hot Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier				
		(Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace *				
		Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Purifier/Reverse Osmosis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood burning Stove				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System			Chimney/Flue - Date Last Cleaned				
		Backflow Device (Circle One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas Log Lighter				
		Date Last Tested or Inspected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar Equipment				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane Tank				
Comments:			(Circle One) <input type="checkbox"/> Own <input checked="" type="checkbox"/> Rent/Lease						
			<u>PROPANE CENTRAL</u> Company						
MEDIA			Comments:						
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.	*Re: fireplace; second flue is available in basement for second fireplace						
None Does Not Transfer	Working Not Working Don't Know		Any Additional Comments for Part I:						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite Dish							
<input type="checkbox"/>	<input type="checkbox"/>	<u>2</u> # of Rcvrs/Remotes							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attached Antennas (<1)							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attached Television Mount(s)							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Projector(s)							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Projector Screen(s)							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Surround Sound Speakers							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wired for Surround Sound							
Comments:									

BUYER'S INITIALS: _____

SELLER'S INITIALS: ADP DJA

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the walls?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
Additional Comments: <i>Settling of 40 year old structure in areas of front porch, paragon floor, driveway, and lower level patio</i>			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: _____ Type: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input type="checkbox"/> PAST <input checked="" type="checkbox"/> PRESENT roof leaks? (Mark One) If any, identify details below.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input checked="" type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the ceiling/attic?
Additional Comments: _____			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: <u>8-30-2016</u> (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments: <i>basement flood repairs included mold & mildew treatment furnished by Steamatic</i>			

BUYER'S INITIALS: _____

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SELLER'S INITIALS: *BSR* *PJA*

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to City Water?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: <u>RURAL #3 WATER</u>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.) <input type="checkbox"/> Drinking Well <input type="checkbox"/> Irrigation Well <input type="checkbox"/> Geo-Thermal Well	
			Type: _____ Location: _____ Depth: _____	
			Type: _____ Location: _____ Depth: _____	
			Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system? Date Last Pumped: _____	
			Tank Size: _____ Location: _____	
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a lagoon system? Location: _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:			<u>Large septic tank with pump that pumps out flow to lagoon</u>	

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage in or around the fireplace or chimney?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage around (If YES, mark all that apply.) <input type="checkbox"/> WINDOWS <input type="checkbox"/> SKYLIGHTS <input type="checkbox"/> DOORS?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks caused by appliances?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage into (If YES, mark all that apply.) <input type="checkbox"/> BASEMENT <input type="checkbox"/> CRAWL SPACE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any accumulation of water within the basement/crawl space?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s) Location(s): _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drain Tiles (If YES, mark all that apply.) <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			<input checked="" type="checkbox"/> WOOD DESTROYING INSECTS	<input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			<input checked="" type="checkbox"/> WOOD DESTROYING INSECTS	<input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been any repairs of such damage? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____ Warranty Expiration Date: _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any pest control reports in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	

Additional Comments: Carpenter ants were detected in living rm sliding glass door area. it was removed and new lumber (1" board) installed in 2011.

BUYER'S INITIALS: _____

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SELLER'S INITIALS: RSP PJP

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If YES, is the property in compliance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do mineral rights convey to buyer? If NO, please define: _____
			Groundwater contamination has been detected in several areas in the State of Kansas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asbestos
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contaminated soil or water (including drinking water)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landfill or buried materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lead-based paint (If YES, attach disclosure.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon gas in house or well If YES, has mitigation been performed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Methane Gas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oil sheers in wet areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radioactive material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toxic material disposal (solvents, chemicals, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground fuel or chemical storage tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMFs (Electro Magnetic Fields)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urea formaldehyde foam insulation (UFFI)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are any of the above conditions present near your property?

Comments:

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of the property? (If YES, attach copy if available.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundaries of the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does fencing belong to the property? If YES, which sides? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property owner responsible for maintenance of any such shared feature(s)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a federally designated flood plain?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you currently, or have you ever, paid flood insurance for the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a designated wetlands area?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			<input type="checkbox"/> EXPANSIVE SOIL <input type="checkbox"/> EARTH MOVEMENT
			<input type="checkbox"/> FILL DIRT <input type="checkbox"/> UPHEAVAL
			<input type="checkbox"/> SLIDING <input type="checkbox"/> EARTH STABILITY PROBLEMS
			<input type="checkbox"/> SETTLING

Comments:

BUYER'S INITIALS: _____

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SELLER'S INITIALS: RSP RSP

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9 SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
The law requires that the Seller disclose the existence of special assessments against a property.			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any current/pending bonds, assessments, or special taxes that apply to property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
			<input type="checkbox"/> Owner <input type="checkbox"/> County <input type="checkbox"/> Public Record <input type="checkbox"/> Other: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? _____ Initiation Fee? _____
			Homeowner's Association contact information: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to a right of first refusal?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any violations of such covenants and restrictions?
Comments:			

YES	NO	DON'T KNOW	SECTION 10 MISCELLANEOUS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the present use of the property a non-conforming use?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any insurance claims in the past five years?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Were repairs made? If so,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does a pet(s) reside or has a pet(s) ever resided in or <u>on</u> the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do all window and door treatments remain? If NO, please list: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does any other personal property remain? If YES, please list: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the property contain any of the following? (Mark all that apply.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Swimming Pool <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub <input type="checkbox"/> Sauna <input type="checkbox"/> Water Feature
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If YES, are either of the following heated? <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Spa If yes, type of heat? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties on the property or any of its components?
Comments:			

Any Additional Comments For Part II:

BUYER'S INITIALS: _____

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SELLER'S INITIALS: RPD P3P

SELLER'S ACKNOWLEDGEMENT

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant: ☒ YES ☐ NO

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

SELLER: Richard Pearson 4-25-18 SELLER: Paula Z Pearson 4-25-18
Date Date
Trustee

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property.

2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.

3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____

4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.

5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

BUYER: _____ BUYER: _____
Date Date

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SELLER'S PROPERTY DISCLOSURE STATEMENT
For Land Only
(To be completed by Seller)

Seller: _____

Property Address: 15320 E. 79th St. S. & Additional Lot - Derby, KS 67037

Property currently zoned as: _____
 It has been our experience that the transaction runs smoother if all pertinent information to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential buyer of the property will rely upon the accuracy of facts and opinions set forth in this statement.

PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.

	None/ Not Incl.	Included		
		Working	Not Working	Don't Know
WATER SYSTEMS				
Well/Pump _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drinking _____ Irrigation _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location _____				
Depth _____				
Type _____				
If on well water, has water ever shown test results of contamination? <input type="checkbox"/> Y <input type="checkbox"/> N				
Is the property connected to <input type="checkbox"/> city <input checked="" type="checkbox"/> rural water systems?				
Rural Water Transfer? <input type="checkbox"/> Yes <input type="checkbox"/> No ? Transfer Fee \$ _____				
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____				

DRAINAGE/SEWAGE SYSTEMS				
Sewer Lines _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic/Laterals _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lagoon _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tank Size _____ Location _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
# Feet of Laterals _____				
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____				

Yes	No	Don't Know	Part II - Answer questions to the best of your (Seller's) knowledge.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		GAS/ELECTRIC
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Is there a propane tank on the property? If yes, is it <input type="checkbox"/> owned <input checked="" type="checkbox"/> leased?
<input type="checkbox"/>	<input type="checkbox"/>		Is gas connected to property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		If not, distance to nearest source? _____
<input type="checkbox"/>	<input type="checkbox"/>		Is electricity connected to property?
<input type="checkbox"/>	<input type="checkbox"/>		If not, distance to nearest source? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	To your knowledge, is there any additional costs to hook up utilities?
			If yes, please explain: _____
			Comments: _____

Seller's Initials RSP P3P
 Rev 5/01

Buyer's Initials _____
 Form #2532

Yes	No	Don't Know	Part II (cont'd) - Answer questions to the best of your (Seller's) knowledge.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DRAINAGE/SEWAGE SYSTEMS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is property connected to a public sewer system? If yes, no explanation required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there a septic tank/cesspool system serving this property? If yes, when was it last serviced? Date _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is the property located in a federally designated flood plain or wetlands area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is so, is this property in compliance?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property ever had a drainage problem during your ownership?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you currently pay flood insurance?
			Other drainage/sewage systems and their conditions: _____
			Comments: _____

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOUNDARIES/LAND
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of your property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundary (ies) of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, does the fencing belong to the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is this property owner responsible for maintenance of any such shared feature?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?
			Comments: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HOMEOWNER'S ASSOCIATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to rules or regulations of any homeowner's association?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Annual dues \$ _____ Initiation Fee \$ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any problem relating to any common area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you been notified of any condition which may result in an increase in assessments?
			Comments: _____

ENVIRONMENTAL CONDITIONS		
To your knowledge, are any of the following substances, materials, or products present on the real property?		
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asbestos
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contaminated soil or water (including drinking water)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landfill or buried materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Methane gas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil sheers in wet areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radioactive material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Toxic material disposal (e.g., solvents, chemicals, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground fuel or chemical storage tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	EMF's (Electro Magnetic Fields)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas or oil wells in area
<input type="checkbox"/>	<input type="checkbox"/>	Other
<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are any of the above conditions present near your property?
Comments: _____		

Seller's Initials
Rev 5/01

RRPZP

Page 2 of 3

Buyer's Initials

Form #2532

This contract is for use by Lonny Ray McCurdy. Use by any other party is illegal and voids the contract.

**Instant
forms**

MISCELLANEOUS

To your knowledge:

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any gas/oil wells on the property or adjacent property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the present use of the property a non-conforming use? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any violations of local, state or federal government laws or regulations relating to this property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there any existing or threatened legal or regulatory action affecting this property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any current special assessments or do you have knowledge of any future assessments? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any proposed or pending zoning changes on this or adjacent property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any diseased or dead trees or shrubs? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property located in an area where public authorities have or are contemplating condemnation proceedings? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below. |
| Seller owns: | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mineral Rights |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Crops |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water Rights |
| Comments: _____ | | |

SELLER'S ACKNOWLEDGMENT

Seller acknowledges that: the information contained in this statement is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure Statement; and that the Broker/REALTOR® has not prepared, nor assisted in the preparation of this Statement. Seller hereby indemnifies, holds harmless and releases all Broker/REALTOR® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Statement. Seller hereby authorizes the listing broker to provide copies of this Statement to other real estate brokers and agents and prospective buyers of the property.

Seller

Richard Pearson 4-25-18
Truster

OR

Seller

Paula Z Pearson 4-25-18
Trustee

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller. I have not occupied this property in ____ years and am not familiar with all conditions represented in this form.

Seller

Seller

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

- I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTOR® concerning the condition or value of the property.
- I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
- I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____
- I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.

Buyer

Date

Buyer

Date

Rev 5/01

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Form #2532

Approved by Legal Counsel Wichita Area Association of REALTORS®

This contract is for use by Lonny Ray McCurdy. Use by any other party is illegal and voids the contract.

Instant
Forms

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 15320 E. 79th St. S. & Additional Lot - Derby, KS 67037

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 (please complete both a and b below)

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

RP PP Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; *or*
_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (*initial one*):

RP PP Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; *or*
_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)

_____ (c) Buyer has received copies of all information listed above. (*initial*)

_____ (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (*initial*)

(e) Buyer has (*initial one*):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint 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/LICENSEE'S ACKNOWLEDGMENT (initial below)

TAP (f) Agent/Licensee has informed the Seller of the Seller's obligation 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 they have provided is true and accurate.

Richard Pearson 3-9-18
Seller Date
Paula Pearson 3-9-18
Seller Date
Trustee 3/9/18
Agent/Licensee Date

Buyer Date

Buyer Date

Agent/Licensee Date

ADDENDUM _____
(Groundwater)

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:
15320 E. 79th St. S. & Additional Lot - Derby, KS 67037

The parties are advised to obtain expert advice in regard to any environmental concerns.

SELLER'S DISCLOSURE (please complete both a and b below)

(a) Presence of groundwater contamination or other environmental concerns (initial one):

RDP AP Seller has no knowledge of groundwater contamination or other environmental concerns; or
_____ Known groundwater contamination or other environmental concerns are:

(b) Records and reports in possession of Seller (initial one):

RDP AP Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or
_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

(c) _____ Buyer has received copies of all information, if any, listed above. (initial)

CERTIFICATION

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

Richard Pearson 3-9-18
Seller Initial Date
Paula Pearson 3-9-18
Seller Trustee Date

Buyer Date

Buyer Date

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WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 15320 E. 79th St. S. & Additional Lot - Derby, KS 67037

DOES THE PROPERTY HAVE A WELL? YES _____ NO ✓

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES ✓ NO _____

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: North of barn, septic between lagoon + house

Richard Pearson

Owner

Barbara Pearson

Owner

Trustee

3-9-18

Date

3-9-18

Date



AVERAGE MONTHLY UTILITIES/MISCELLANEOUS INFORMATION

Property Address: 15320 E. 79th St. S. & Additional Lot - Derby, KS (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider/Company	Amount
Electric:	<u>Butler Electric COOP</u>	<u>\$1,626.00/ yrly</u>
Water & Sewer:	<u>Rural Water # 3</u>	<u></u>
Gas/Propane:	<u>Propane Central</u>	<u>\$803.00/ yrly</u>

If propane, is tank owned or leased? ☐ owned ☒ leased

If leased, please provide company name and monthly lease amount:

Propane Central - \$64.50/yrly

Other:

Homeowners Association Dues:

Amount: ☐ Yearly ☐ Monthly

Homeowners Association Initiation Fee:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.)?

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.

79th St. Parcel A, B & C

Zoning RR/Rural Residential



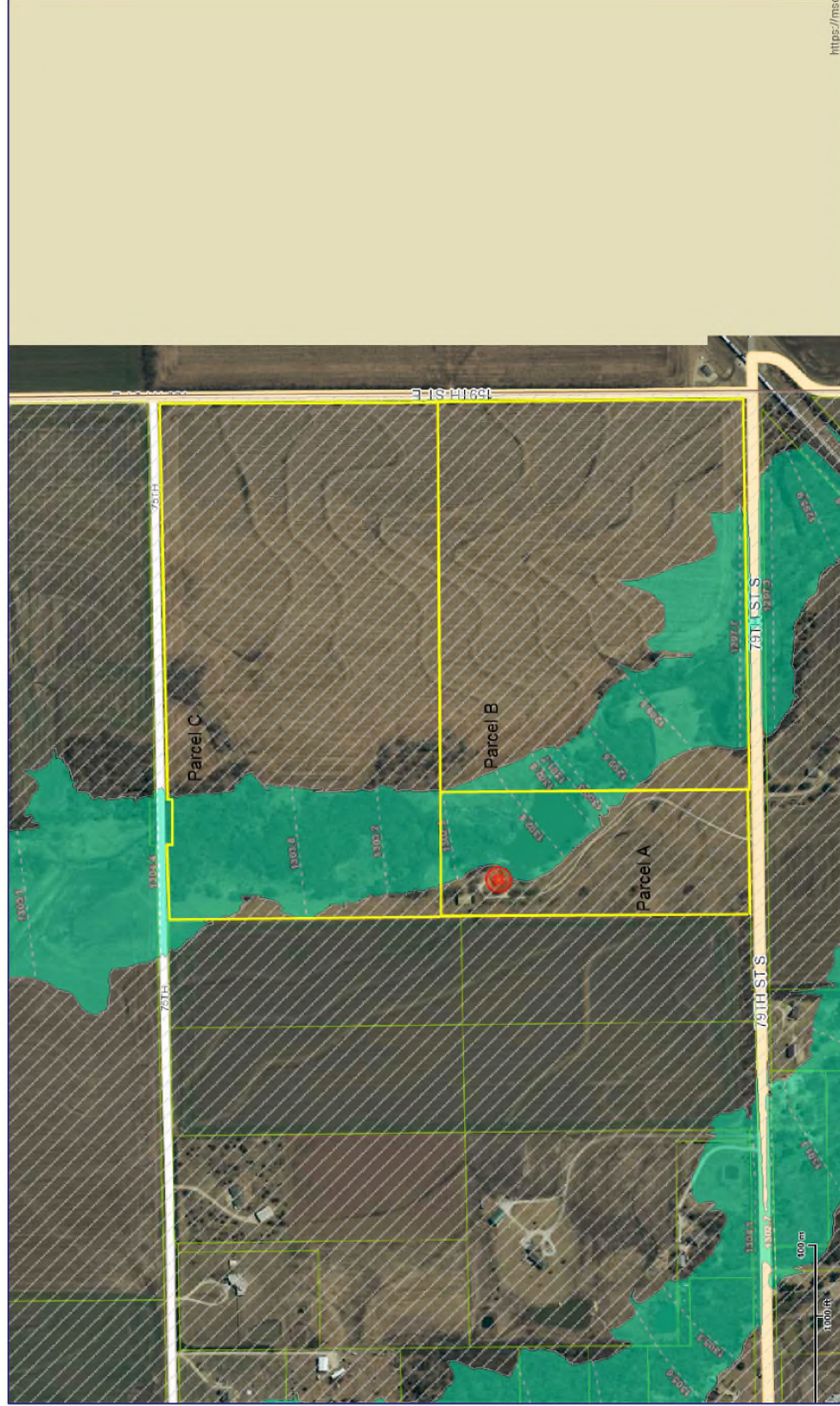
Geographic Information Services

Sedgwick County...
working for you

Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174
Wed May 2 13:27:39 GMT-0500 2018

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79th St. Parcel A, B & C Flood Zone Map



Geographic Information Services
Sedgwick County...
working for you

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Division of Information & Operations
www.sedgwickcounty.org/gis
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Tel: 316.680.9290 Fax: 316.262.1174

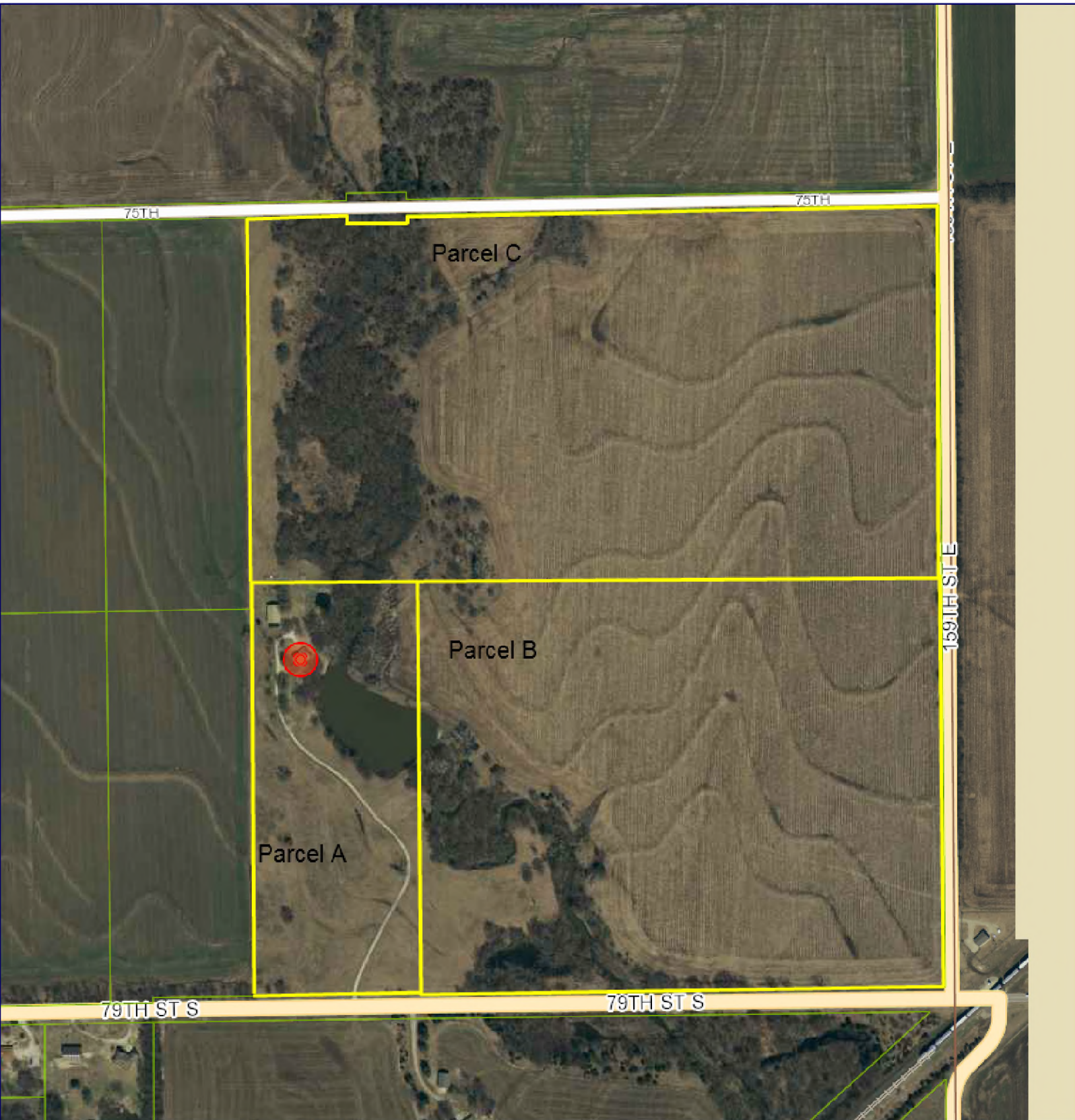
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Wed May 2 13:27:39 GMT-0500 2018

Legend	
Flood Plain	
Base Flood Approximate	
Base Flood Elevations	
0.2 Pct Annual Chance	
0.2 PCT Annual Chance Flood Hazard	
A	
AE	
AE, FLOODWAY	
AE, FLOODWAY	
AH	
AO	
AO	
X - Area of Special Consideration	
X AREA OF SPECIAL CONSIDERATION	
X	
Area Not Included	

79th St. Parcel A, B & C

Aerial



Geographic Information Services

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TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
5. The Real Estate is not offered contingent upon financing.
6. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.
8. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
9. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.

10. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
11. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
15. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. To the extent permitted under applicable law, McCurdy has the right to establish all bidding increments.
17. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
21. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
22. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)

