

Seller's Disclosure Statement for Residential Property

This document has legal consequences. If you do not understand it, consult your attorney.

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

720 Oak Road Dd	Vainas		05047	
720 Oak Bend Rd. Street Address	<u>Kaiser</u>	мо _	65047 Zip Code	Miller
SELLER: Please fully complete this Dis unknown or not applicable to your Prope and condition of the Property gives you obligation to Buyer. Your answers (or to after closing of a transaction. This form	closure Statement, includin erty, then mark "N/A" or "Un the best protection agains the answers you fail to pro	known". Cor it potential ch vide, either w	tory and problem implete and truthfo narges that you v	ul disclosure of the histor violated a legal disclosur
(a) Approximate year built: (b) Date acquired: (c) Is the Property vacant?	p Not Full Time perty? Not Full Time scribed in the Foreign Investien individual, foreign corpo ship, trust or estate. It does https://www.irs.gov/individual or not occupied by Seller or	tment in Real ration that ha r not include a vals/internation	Property Tax Ac s not made an el a U.S. citizen or no nal-taxpayers/firg asis (e.g., Tenan	t (FIRPTA)? □ Yes 图 Notection to be treated as a sesident alien individual. ota-withholding.
	STATUTORY DISCL	OSURES		
Note: The following information, if ap to prospective buyers. Local laws a	oplicable to the Property,	is required	by federal or sta I disclosures.	ate law to be disclosed
METHAMPHETAMINE. Are you ave the place of residence of a person substance related thereto? If "Yes," §442.606 RSMo requires Regarding Methamphetamine/Control	on convicted of a crime inv s you to disclose such fac	volving meth ets in writing	amphetamine or	a derivative controlled ☐ Yes ☒ No Disclosure of Information
2. LEAD-BASED PAINT. Does the Pro If "Yes," a completed Lead-Based licensee(s) and given to any poter Lead-Based Paint Hazards") may b	d Paint Disclosure form m ntial buyer. DSC-2000 ("Di	ust be sign sclosure of l	ed by Seller and nformation on Le	
3. WASTE DISPOSAL SITE OR DEMO Are you aware of a solid waste disp If "Yes," Buyer may be assuming requires Seller to disclose the loca Regarding Waste Disposal Site or I	oosal site or demolition land I liability to the State for a ation of any such site on t	ifill on the Pro Iny remedial The Property.	operty? Action at the si DSC-6000 ("D	isclosure of Information
 RADIOACTIVE OR HAZARDOUS Property is or was previously contar If "Yes," §442.055 RSMo requires 	minated with radioactive ma	aterial or othe	er hazardous mat	

DSC-8000

ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed). ☐ Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page: HEATING, VENTILATION AND COOLING ("HVAC") (a) Air Conditioning System:

☐ Central electric ☐ Central gas ☐ Window/Wail (# of units: _) □ Solar Approx. age: (b) Heating System: ☑ Electric ☐ Natural Gas ☐ Propage ☐ Fuel Oil ☐ Solar ☐ Other: (c) Type of heating equipment: ☑ Forced air ☐ Heat pump ☐ Hot water radiators ☐ Steam radiators ☐ Radiant □ Baseboard □ Geothermal □ Solar □ Other_ Approx. age: _ (d) Area(s) of house not served by central heating/cooling; NA - All is served by central heating/cooling (e) Fireplace: ▼ Wood burning ☐ Gas ☐ Other:_ (f) ☐ Chimney/Flue: Operational? 🗵 Yes ☐ No If "Yes", date last cleaned; Not since we bought it (g) Safety Alerts: ☐ Fire/ Smoke Alarms ☐ CO Detectors ☐ Other, (h) Additional: ☐ Humidifier (if attached) ☐ Attic fan ☐ Ceiling fan(s) # (i) Insulation: ☐ Known ☑ Unknown (Describe type if known, include R-Factor): (f) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? Please explain any "Yes" answer in this section. Include any available repair history, identity the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed): 2. ELECTRICAL SYSTEMS (a) Electrical System:

☐ 110V ☐ 220V AMPS: (b) Type of service panel: ☐ Fuses ☑ Circuit Breakers (c) Type of wiring: ☑ Coppex ☐ Aluminum ☐ Knob and Tube ☐ Unknown (f) Is there a Central Vacuum System?..... ☐ Yes ☑ No (g) TV/Cable/Phone Wiring: ☒ Satellite ☐ Cable ☐ TV Antenna (if attached) ☐ Phone ☐ N/A (h) Type of Internet Available: ☐ Fiber Optic ☐ Cable ☐ DSL ☒ Satellite ☐Dial-up ☐ Unknown ☒ Other: Startink (i) Is there an electronic Pet Fence?...... Yes ☒ No If "Yes", # of collars? (j) Are you aware of any inoperable light fixtures? ☐ Yes 🗵 No (k) Are you aware of any problem or repair needed or made for any item above?..... ☐ Yes ☒ No Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): 3. PLUMBING & APPLIANCES (a) Plumbing System:

☐ Copper ☐ Galvanized ☐ PVC ☐ Other: (b) Water Heater: ☐ Gas 🗵 Electric ☐ Other: Approx. Age:_ (c) Appliances (check if present): 图 Dishwasher 图 Garbage Disposal ☐ Trash Compactor 图 Microwave(s) (built-in) ☑ Oven/Range ☐ Gas BBQ Grill (built-in) ☑ Other: Outdoor Gas Gril (d) Jetted Bath Tub(s):..... Yes ☑ No; (e) Sauna/Steam Room: ☐ Yes 🖾 No (f) Swimming pool/Hot Tub: ☐ Yes ☑ No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider") (g) Lawn Sprinkler System: ☐ Yes ☑ No If "Yes", date of last backflow device certificate (if required): Please explain any "Yes" answer in this section, include any available repair history (attach additional pages if needed): DSC-8000 Page 2 of 6

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably

4. WATER SOURCE/TREATMENT	
(a) Water Systems/Source: ☐ Public (e.g., City/Water District) ☑ Well (e.g., private, shared or commun	nity)
if "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")	
(b) Do you have a softener, filter or other purification system? Yes □ No If "Yes": ☑ Ow C) Are you aware of any problem relating to the quality or source of water?	ned or 🗌 Leased
(c) Are you aware of any problem relating to the quality or source of water?	Yes ⊠ No
(d) Are you aware of any problem or repair needed or made for any item above?	TYes 1xiNo
Please explain any "Yes" answer in this section. Include any available repair history and identify the own equipment (attach additional pages if needed):	ner of any leased
5. SEWAGE	
(a) Type of sewage system to which the Property is connected? ☐ Public (e.g., City/Sewer District) ☐ (e.g., private, shared or community) ☐ Other:	_
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure" (b) is there a sewage lift system?	ITI Yes IX No.
(c) Are you aware of any problem or repair needed or made for any item above?	TYes ⊠ No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional page	ges if needed):
6. ROOF, GUTTERS, DOWNSPOUTS	
(a) Approximate age of the roof? 8 years Documented?	□ Voo ⊞ No
(a) Approximate age of the roof?8years. Documented?(b) Has the roof ever leaked during your ownership?	No. No.
(c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?	ON M SO L
(d) Are you aware of any problem or repair needed or made for any item above?	
Please explain any "Yes" answer in this section. Include any available repair history (attach additional page)	res if needed).
The state of the s	
7. EXTERIOR FINISH ? Wood Stain	
(a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property? 🗵 Unknown	
If "Yes", identify date installed, brand name and installer: (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?	
(b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?	Yes ☒ No
If "Yes", was any money received for the claim?	□ Yes ☑ No
(c) Are you aware of any problem or repair needed or made for any item above?	∐ Yes ☑ No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional page). The Cabin was recently stained, within the past 24 months. Stained by the Paint Doctors.	jes # neeaea):
8. ADDITIONS & ALTERATIONS	
(a) Have you hired a contractor for any work in the past 180 days? ☐ Yes ☒ No If "Yes", did you receive a	a lien waiver from
the contractor completing the work?	copy.
(b) Are you aware of any room addition, structural medification, atteration or repair?	⊠ Yes □ No
(c) Are you aware if any of the above were made without necessary permit(s)?	
(d) Are you aware of any problem or repair needed or made for any item above?	□ Yes 🖾 No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pag The entire Cabin was remodeled in 2003.	jes if needed):
A AAN ATRIATION AND BRIDIAN	
9. SOIL, STRUCTURAL AND DRAINAGE	
(a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walks	
decks/porches or any other load bearing or structural component?	Yes KINO
(c) Are you aware of any fill, expansive soil or sinkhole on the Property?	
(d) Are you aware of any soil, earth movement, flood, drainage or grading problem?	ON E SAY II
(e) Do you have a sump pump or other drainage system?	
(f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?	
(g) Are you aware of any repair or other attempt to control any water or dampness condition?	
(h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property	
(i) Is any portion of the Property located within a flood hazard area?	vn. ∐ Yes ⊠ No
(i) Do you pay for any flood insurance?□ Yes ☒ No If "Yes", what is the premium? Yes ☐ No If "Yes", please	
(k) Do you have a Letter of Map Amendment ("LOMA")?	e provide a copy.
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pag	es if needed):
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determined that the Cabin and the Barnes are not in a Flood Plain, and that Flood Insurance was not needed.		
10. TERMITES/WOOD DESTROYING INSECTS OR PESTS		
(a) Are you aware of any termites/wood destroying insects or pests affecting the Property?	J Yes	X No
(b) Are you aware of any uncorrected damage to the Property caused by any of the above?] Yes	NO NO
(c) Is the Property under a service contract by a pest control company?	Yes	ĭ No
(d) Is the Property under a warranty by a pest control company?	Yes	X No
If "Yes," is it transferable?] Yes	⊠ No
(e) Are you aware of any termite/pest control report for or treatment of the Property?]Yes	⊠ No
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type treatment and results, and name of person/company who did the testing or treatment (attach additional pages in	e of te If nee	ests or ded):
		•
11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS (a) Asbestos Containing Materials ("ACM")		
 Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?□ 	Yes	⊠ No
(2) Are you aware of any ACM that has been encapsulated or removed?	Yes	X No
(3) Are you aware if the Property has been tested for the presence of asbestos?	Yes	x No
(b) Mold		,,
(1) Are you aware of the presence of any mold on the Property?	1 Yes	IXI No
(2) Are you aware if any mold on the Property has been covered or removed?	1 Yes	IXI No
(3) Are you aware if the Property has been tested for the presence of mold?		
(4) Are you aware if the Property has been treated for the presence of mold?		
(c) Radon		124 140
(1) Are you aware of the presence of any radon gas at the Property?	Ves	IV No
(2) Are you aware if the Property has been tested for the presence of radon gas?	Yes	DI No
(3) Are you aware if the Property has been mitigated for radon gas?	Vec	Di No
(d) Lead	, 166	176 140
(1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?	Yes.	Da No
(2) Are you aware of the presence of any lead in the soils?		
(3) Are you aware if lead has ever been covered or removed?		
(4) Are you aware if the Property has previously been tested for the presence of lead?		
(e) Other Environmental Concerns	, 164	<u>™</u> 140
Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, stora		othor
under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discolor		
or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?	Vec	MI NO
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type		
r rease explain any "res" answer in this section, moldde any available repair history, date(s) performed, type treatment and results, and name of person/company who did the testing or mitigation (attach additional pages i		
beautierk and results, and traine of personicompany who did the testing of finingation (attach additional pages i		<i></i>
12. INSURANCE (a) Are you aware of any casualty loss to the Property during your ownership?	Voo	197: N.J.
(b) Are you aware of any claim that has been filed for damage to the Property during your ownership?		
(c) Are you aware of anything that would adversely impact the insurability of the Property?		
Please explain any "Yes" answer in this section, and include the date and description of any casualty loss or cl	aim, e	ing au
repairs and replacements completed (attach additional pages if needed):		
13. ROADS, STREETS & ALLEYS		
(a) The roads, streets and/or alleys serving the Property are⊠ publi		
(b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?		
(c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?		
Please explain any "Yes" answer in this section (attach additional pages if needed):		
DSC-8000	Pag	e 4 of 6

Central Bank Lake of the Ozarks Forced the prior owner to see if the Cabin or Barnes were in a flood plain for Flood Insurance. It was

14. SUBDIVISION/HOME OWNERS ASSOCIATION	NA
(a) Subdivision Name (Insert "N/A" if not applicable):	
(b) Is there a home owners association ("HOA")?	Yes ☑ No If "Yes", are you a member? Yes ☒ No
If "Yes", please provide website/contact info:	NA
(c) Are you aware of any written subdivision or HOA res	trictions, rules, or regulations? ☐ Yes 🗵 No
 (d) Are you aware of any violation or alleged violation of 	the above by you or others? Yes No
(e) General Assessment/Dues: \$	per ☐ month ☐ quarter ☐ half-year ☐ year
(f) Amenities include (check all that apply): ☐ st	reet maintenance 🔲 clubhouse 🖂 pool 🔲 tennis court
☐ entrance sign/structure ☐ gated ☐ other:	• –
(g) Are you aware of any existing or proposed special as	ssessments?
 (n) Are you aware of any condition or claim which may c 	ause an increase in assessments or fees? TYes 🖂 No
Please explain any "Yes" answers you gave in this section	on (attach additional pages if needed):
15. CONDOMINIUM, CO-OP OR SHARED COST DEVI	ELOPMENT
If you live in a condominium, co-op or other shared cost	t development, attach DSC-8000C ("Condominium/Co-Op/Shared
Cost Development Rider").	•
16. LAKES & PONDS/WATERFRONT PROPERTY (in	cluding host docks, eline and liftel
If the Property includes or is located on a lake pond rive	r or other waterfront, or if a boat dock, slip, lift or similar feature (or
access thereto) is next of or available to the Property at	tach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure
Rider").	aut pac-boood (Lakes & Polius/Waterholit Property Disclosure
•	
17. MISCELLANEOUS	
(a) Is the Property located in an area requiring an occup	ancy (code compliance) inspection? ☑ Unknown ☐ Yes ☐ No
 (b) Is the Property designated as a historical home or loc 	cated in a historic district? ☐ Unknown ☐ Yes 🗵 No
(c) During your ownership, has the Property been used	for any non-residential purpose? ✓ Yes ☐ No
 (d) Do you have a survey that includes existing improve 	ments of any kind regarding the Property?
(e) Have you allowed any pets in the home at the Prope	rty?⊠ Yes □ No
 (f) Are you aware of any broken or inoperable door, win 	dow, thermal seal, lock or other item? Yes 🛛 No
(g) Are you aware if carpet has been laid over a damage	ed wood floor?Yes 🗷 No
(h) Are you aware of any:	
Shared/common feature with any adjoining prop	erty(ies) (e.g., fence, retaining wall, driveway)? ☐ Yes 🖸 No
Lease or other agreement for the use of the Prop	perty or any part thereof? ☐ Yes শ No
Encroachment?	☐ Yes Či No
Existing or threatened legal action affecting the F	Property? ☐ Yes 🗹 No
	ulations, including zoning, relating to the Property? ☐ Yes 🖺 No
Consent required of anyone other than the signe	r(s) of this form to convey title to the Property? ☐ Yes 🗵 No
	(e.g., Fire Dues, Clean Energy District, Community Improvement
District, Tax Increment Financing District, Neighborh	ood Improvement District payments?) ☐ Yes ☑ No
Please explain any "Yes" answers you gave in this s	ection (attach additional pages if needed):
WWW.W.W.W.W.W.W.W.W.W.W.W.W.W.W.W.W.W.	
(i) Current Utility/Service Providers:	
Note: Please identify if any part of the systems below	v is leased:
Electric Company: Ameren	
Water Service: NA-Well	
Cable/Satellife/Internet Service: DirecTV and Starlink	
Security System: Eagle Security	
Sewer: Septic	
Telephone: NA	
Gas/Propane Tanks: NA	
Garbage: GFL	
Fire District: unknown	

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□ Wate	TACHMENTS: The following are attached a er Well/Sewage System (DSC-8000A) es & Ponds/Waterfront Property (DSC-8000) er (e.g., reference any other statements or o	B) 🗆	Condo/Co-Op/Shared Cos Pool/Hot Tub (DSC-8000)	st Development (<i>DSC-8000C</i>)
Additio	nal Comments/Explanation (attach additions	al pages	if needed):	
Seller'	s Acknowledgement:			
1.	All real estate licensee(s) are hereby autiattachment hereto to potential buyers of the			Statement and any Rider or other
2.	Seller has carefully examined this Disc acknowledges that the information contains			
3.	Seller will fully and promptly disclose in v discovered by or made known to Seller at forth herein or in any Rider or other attach this purpose).	any time	prior to closing which wou	ld make any existing information set
4.	A real estate licensee involved in this trans	action m		disclose an adverse material fact.
_	912		Cai bate	4 07 0000
2.11	1-27	7-2023	Seller	1-27-2023
Seller	ame: Stephen M. Boulton	Date	Print Name:	Date
-	's Acknowledgement: The statements made by Seller in this Dis warranties of any kind.	closure S	Statement and in any Ride	r or other attachment hereto are not
2.	· · · · · · · · · · · · · · · · · · ·			
3.	Buyer should verify all information contain hereto, as well as any measurement info thereon (if exact square footage or any oth inspected by a qualified, professional expe	rmation er meast	provided regarding the Pu prement is a concern). Buy	roperty or any improvement located ver is urged to have the Property fully
4.	Buyer acknowledges having received a signereto.	ned copy	of this Disclosure Stateme	nt and any Rider or other attachment
5.	A real estate licensee involved in this trans	saction m	ay have a statutory duty to	disclose an adverse material fact.
Buyer		Date	Buyer	Date
_	ame:		_	- V
legal vali law, cust	d by legal counsel for use exclusively by members of t idity or adequacy of this Disclosure Statement, or that it ioms and practice, and differing circumstances in each vised 12/31/21.	complies in	n every respect with the law or tha	it its use is appropriate for all situations. Local

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Farm or Vacant Land or Lot Disclosure Statement

	720 Oak Bend Rd.	17 - 1 20000000		050:-	2 2200	
	Address	Kaiser City	МО	65047 Zip Code	Mille	
	04/39N/15W	HEART ST		Zip Code		ıy
	n Township Range	Multiple Parcel No(s).	n/a	"	243	
	(A) (A)	ALCOHOLIC DE DE ALDRIG DAS RECOLUES DE CONTROL	Farm No(s)		es (more oi	
kind b inspec	Pisclosure Statement may a By Seller or any real estate Stion or warranty a Buyer m Spect the Property for defec	e licensee involved in this aay wish to obtain. Real e	s transaction, a state licensees	nd is <u>not</u> a s involved in th	ubstitute f is transact	or any
blank. followir the hisi legal di conseq may no the valu condition BUYEF fact, no	ER: Please complete the follow of the condition is not applicating statements are made by Sutory and condition of the Propisclosure obligation to a Buyer quences, even after closing a put cover all aspects of the Property or impair the property or material defects in the mal pages if more space is recover. Since these disclosures as problems with the Property	ole to your Property (or unkneller and NOT by any real exerty gives you the best proter. Your answers (or the answers form shout and transaction. This form shout aperty. If you know of or suthe health or safety of future Property or title thereto), the pased on Seller's actual	own), mark "N/A" state licensee. Co ection against pot wers you fail to proud help you meet spect some cond occupants (e.g., en you should de knowledge, you should de	(or "Unknown" omplete and truential charges ovide, either wayour disclosure ition which maenvironmental escribe that co) in the blan uthful disclo that you vio ay) may hav e obligations y negatively hazards, p ndition and	k. The sure of sure of lated a rectification of the sure of the su
inspect can see the pur IF YOU DISCLO CERTA	ited to the Property and are notion(s) of the Property or any of a one of the Property or any of a one of the Property or any of a one of the Property or any of the Property	ot warranties of its condition. off-site conditions as you declar and/or that are disclosed he ake correction of these cond T TO PURCHASE THE PI PROVIDE FOR WHAT IS TO	You should concern necessary. Concern should either litions by Seller a ROPERTY, THATO BE INCLUDED	dition your offer onditions of the r be taken into requirement of CONTRACT, IN THE SALE.	r on a profe Property the account in the sale co AND NOT	ssional nat you setting ontract. T THIS (PECT
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inspect can see the pun IF YOU DISCLE CERTA SALE (ited to the Property and are notion(s) of the Property or any of e on a reasonable inspection thase price, or you should made the STATEMENT, WILL AIN ITEMS OR EQUIPMENT CONTRACT. VEY, EASEMENTS, FLOOD When did you purchase the Has the Property been surves.	ot warranties of its condition. off-site conditions as you det and/or that are disclosed he ake correction of these cond T TO PURCHASE THE PI PROVIDE FOR WHAT IS TO TO BE INCLUDED THEY	You should concern necessary. Concern should either litions by Seller a ROPERTY, THATO BE INCLUDED MUST BE SPE	dition your offer onditions of the conditions of the contract	r on a profe e Property the account in f the sale co AND NOT IF YOU EX CLUDED II	ssional nat you setting ontract. T THIS (PECT N THE
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52 53	2.	USE	E RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:		
53 54		A.	Do any of the following exist regarding the Property:		
55			(1) Subdivision or other recorded indentures, covenants, conditions or restrictions?	es	×Νο
56			(2) A right of first refusal to purchase? (3) Variances, special use permits or other zoning restrictions specific to this Property?	Yes	⊠No
57			(4) Have any mineral rights been exceed a second restrictions specific to this Property?	Yes	⊠No
58		В.	(4) Have any mineral rights been severed or transferred?	res	⊠No
59		C.		Yes	⊠No
60		D.	Are there any farming or crop-share agreement rights in the Property?	Yes	⊠No
61		D.	Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("C	CAF	O") at
62		E.	the Property? (if "Yes", please identify Class size and any permits issued below)	Yes	⊠No
63			Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)?	'es	⊠No
64		F. G.	Are there any leasehold interests or tenant rights in the Property?	es/	⊠No
65		G.	If any of the above questions are answered "Yes," briefly describe the details.		
		F= 7	(check box if additional pages are attached) Our Neighbor, Matt Patterson cuts the hay on our bottom field	3. We	iet
66		nim	n keep it all for no charge. This is not a writen agreement or contract.		
67		_			
68					
69					
70					
- 4	_				
71	3.	CC	ONDITION OF THE PROPERTY. To the best of your knowledge:		
72		A.	Are there any structures, improvements or personal property available for sale?	es/	□No
73		_	Are there any problems or defects with any of these items?	es (⊠No
74		В.	Are there any operating or abandoned oil wells or buried storage tanks on the Property?	es	×No
75		C.	Is there any hazardous or toxic substance in or on the Property?		
76		_	(including but not limited to lead in the soils)?	es/	×No
77		D.	Are there any Phase I or other environmental reports regarding the Property?	es/	⊠No
78		E.	Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or		
79			unpermitted)?	es/	⊠No
80			Note: if "Yes",§260.213 RSMo requires Seller to disclose the location of the site, and		
81		_	Buyer should be aware that Buyer may be held liable to the State for remedial action		
82		F.	Have any soil tests been performed?	'es	⊠No
83		G.	Does the Property have any fill?	es /	IXINO
84		H.	Are there any settling or soil movement problems on this Property?	'es	⊠No
85		Ī.	Is there any infestation, rot or disease in the trees on the Property?	es	⊠No
86		J.	Is any part of the Property located in a "wetlands area" designated by the Natural Resources Con-	serv	ation
87		Se	ervice ("NRCS") or Farm Service Authority ("FSA")?		
88		K.	If any of the above questions are answered "Yes," briefly describe the details.		
89			☐ (check box if additional pages are attached)		
90					
91					
92					
93					
94	4		TILITIES. To the best of your knowledge:		
95		A.	Have any soil analysis tests for sanitary systems been performed?	'es	⊠No
96			If "Yes," When? By Whom?		
97			Results:		
98		B.	Do any of the following exist within the Property?		
99		- "	(1) Connection to public water? ☐Yes ☒No (5) Connection to shared sewer? ☐Y	ec.	MINIO
00			(2) Connection to public sewer? ☐Yes ☑No (6) Private Sewer/Septic tank/Lagoon? ☐Y		
01			(3) Connection to private water (7) Connection to electric utility?		
02			system off Property?□Yes ☑No (8) Connection to natural gas service?□Y		
03			(4) Connection to shared water? □Yes ⊠No (9) A water weil? □XY		
04		C		ا دی	1100
		U.	Are any of the following existing at the boundary of the Property?		
05 06			(1) Public water system access? Yes No (5) Electric Service Access? (2) Public access?		
06			(2) Public sewer system access? (3) Shared water system access? (3) Shared water system access? (3) Talled (4) Talled (5) Talled (6) Natural gas access?		
07			(3) Shared water system access Yes No (7) Telephone system access?	es	No
80		_	(4) Shared sewer system access ☐Yes ☒No (8) Other: unknown		
09		D.	Have any utility access charges been paid?	es	□No
10			If "Yes," which charges have been paid?		

	DERAL/STATE/LOCA	000/0			
A.	is Property enrolled in	CRP (Conser	vation Res	erve Program)?	□Yes ⊠No
	If "Yes," complete the	tollowing:		11	
	total acres pu	n CRP	1	last year of participatio	n annual payment □Yes ⊠No
R	ls Proporty oprolled in	II NADD /Motlor	da Dasanii	enrollment year	annual payment
υ.	If "Yes," complete the	following:	ius Reserve	e Program)?	Yes ×No
	total acres nu	it in WRP		last year of participation	n
	ner acre hid i	ח איינור	A STATE OF THE PARTY OF THE PAR	oprollment year	n annual payment
C	Other Pregrams (iden	itificanicathas	Fodoral ata	to as least forms to as a si	annual payment
C.	other Programs (iden	uny any omer i	ederai, sta 	te or local farm loan, pri	ce support or subsidy programs i
VVI	ich the Property curren	illy participates):		
-					
	HER MATTERS. To				
A.	Is or was the Property	used as a site	for methar	nphetamine production of	or the place of residence of a
					hereto? □Yes 型N
	If "Yes," §441.236 I	<u>RSMo</u> require	s disclosi	ire to potential lessee	s and §442.606 RSMo requires
					losure of Information Regarding
					njunction with these matters.
В.	Is there anything else	that may mate	rially and a	dversely affect the Prope	rty (e.g., pending claims, litigation
	notice from a governr	mental authorit	y of violation	on of a law or regulation,	, proposed zoning changes, stree
	changes, threat of cor	ndemnation, ne	eighborhoo	d noise or nuisance)?	□Yes 国No
	If "Yes," briefly describ	be the details.	☐ (check	box if additional pages a	re attached)
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2000					
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Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

720 Oak Bend Rd. Street Address	Kaiser City	_ MO	65047	Miller
Note: Seller may not frequently use the		vetom	Zip Code	County
be problem free. Even if heavily utilize	ed. problems may surfac	e that	underuunz were previous	eu, it may raisery appear to
				15
Does the Property include or is it serv (1) Specify type and depth unknown	ed by a Water Well?: 🗵	Yes 🗆	No (If "Yes", c	omplete all of the following)
(1) Specify type and depth unknown(2) Age of well unknown Installed/Dril	led by unknown		and the state of t	
(3) Has the well been tested? ✓ Yes				
(4) Is any part of the well located on a ne		nunity l	ot2 🗆 Voo 🖾 !	NI.
(5) Is the well shared with any other proj	nerty(ies)?	numity i	otr 🗀 res 🖾 i	NO
If "Yes", is there a recorded agreement				
(6) Have you been notified or cited by an	av authority for any proble	m relate	d to the water	well eyetom? □ Voc ☑ No
(7) Is there a current maintenance service	e agreement covering the	water w	vell system? □	Ves XI No
If "Yes", what is the annual cost and	who is the current provide	r?	ron system:	Tes 🖺 140
(8) Are you aware of any plan to bring po			ct) to the Prope	erty2 🗆 Ves 🕅 No
(9) Are you aware of any problem or r	epair needed for any par	t of the	water well sy	sty: ☐ Tes ☐ No
Please explain any "Yes" answer above.	Include all available test	renorts	and renair hist	ony (attach additional pages if
needed):	molado un avanabio toat i	орона	una repair mon	ory (attach additional pages if
David David Laboration	"			
Does the Property include or is it serve	ed by a "Sewage System	<u>"</u> ? (me	aning a private,	, shared or community sewer,
septic, lateral, lagoon, cistern or other sin	niiar system): ⊠ Yes ∐ N	40 (It "	Yes", complete	all of the following)
(1) Check all that apply: Septic ☐ later		it statio	n 🗌 Other	
(2) Do you have a diagram of the Sewage(3) If a lagoon, is there a fence? ☐ Yes				
(4) If a septic tank:	_1 NO			
Is it readily accessible from the s	urface? 🖾 Voc 🗀 No			
Are clean-outs present? Yes				
Of what is the tank constructed?		thor:		
Does it discharge into a lateral or		uici	MAKANA MAKAMATAN KAMAMATAN	
Size & Age of tank (if known) is				
(5) Does any other property owner(s) sha		7 Yes P	No If "Yes"	how many?
(6) Is any part of the Sewage System loc				
(7) Is there a well within 50 feet of the Se				
(8) Does the Sewage System have an ae				
(9) Does any plumbing (e.g., sink, tub or		of the S	ewage System	ı? □ Yes ☒ No
(10) Is there any untreated seepage or di				
(11) Does any effluence from a neighbor'				
(12) Have you noticed any unusual odors				
(13) Have you experienced slow drainage	e or drain backups? Yes	s ⊠ No		
(14) Is there a current maintenance service	ce agreement covering the	Sewag	ge System? □	Yes ☑ No
If "Yes", what is the annual cost and				Section 1
(15) Does any government authority requ				
(16) Have you been notified or cited by a				ge System? ☐ Yes 🗵 No
(17) Have you expanded, updated or mod				
(18) Have you added any bedrooms at th				
(19) Have you cleaned, pumped or service				
Are you aware of any problem or repai				
Please explain any "Yes" answer above.			reports and re	pair history (attach additional
pages if needed):				
			SMB	
Buyer's Initials	(date) Seller's In	nitials		1-27-2023 (date)
Buyer's Initials Approved by legal counsel for use exclusively by cu	rrent members of Missouri REAL	TORS®,	Columbia, Missour	ri. No warranty is made or implied as
to the legal validity or adequacy of this Rider, or that	t it complies in every respect with	the law o	or that its use is app	propriate for all situations. Local law,
customs and practice, and differing circumstances i Last Revised 12/31/21	n each transaction, may each did	ctate that	amendments to thi	is Rider be made. ©2021 Missouri REALTORS®
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DSC-8000A



Lakes & Ponds/Waterfront Property Disclosure Rider
This document has legal consequences. If you do not understand it, consult your attorney. It should
be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

720 Oak Bend Rd.		Kaiser M	O 65047	Miller
Street Address	Cit	У	Zip Code	County
BOAT DOCK, SLIP OR LIFT: (Indicate if and (1) Does the Property include or is there avoid if "Yes", check and complete all that app	ailable to it a priv		ar feature? □	Yes □ No
		□I ift (permit #		if any)
☐Boat Slip (permit #		□Lift (permit #_ □Water pump (permit #_		if any)
□PWC Slip (permit #		☐Accessory Structure (p	ermit #	if any)
Seawall (permit #		☐Boat House (permit #_		
□Boat Ramp (permit #	if any)	Other		
Slip), please further specify if it or they are leagreement, if available. Also identify the nathe permit number(s) of any and all such Document number(s) of any any and all such Document number(s) of any	ame and availabl	e contact information for the a (etc.).	actual owner,	
☐ permits/license fees ☐ storage ☐ r	naintenance	insurance other: (explain):		
(5) Are you aware of any special assessmen	nt?			☐ Yes ☐ No
(6) Are you aware of any encroachment, ea		agreement regarding any mat	ter above?	☐ Yes ☐ No
(7) Are you aware of any violation or alleged				☐ Yes ☐ No
(8) Are you aware of any condition or claim	which may caus	e an increase in assessments	or fees?	☐ Yes ☐ No
(9) Do any of the above items have electrical	al service?			☐ Yes ☐ No
If "Yes", does it meet current code(s)?				☐ Yes ☐ No
(10) Has any modification or repair been ma-				☐ Yes ☐ No
(11) Are you aware if any permit does not ma	atch the current	specifications of any permitted	l item?	☐ Yes ☐ No
Are you aware of any defect or other prob Please explain any "Yes" answer above. Incl. (attach additional pages if needed):		-		epair/maintenance history

PONDS & LAKES: (Indicate if any (1) Does the Property include or is				
If "Yes", (2) is the lake or pond "Pri	vate" or "Public"? 🗵 Private	□ Public		
"Private" means ponds or lakes for	which access and use is e	xclusively restricted to adia	oining landowner(s) or cartic	vilar nersons
(i.e., not publicly maintained or acce	essible).		man & contraction to both or	ala: porcens
"Public" means ponds or lakes acc		ly. 7 acre 4	40 years (25 FT Deep)	
		- 1 acic, -	10 years (30 FT Deep)	
If "Private", please complete the for			e, 40 years (5 FT Deep)	
(3) Number of Ponds/Lakes 3 A	ge Depth /	Approx. Size (e.g. dimensio	ons, acres)	
(4) Type ☐ Natural ☒ Artificial				
(5) Water source Natural Springs a				
(6) Does any sewage run into any F				
(7) Is any Pond/Lake shared with a			•	
(8) Is any Pond/Lake stocked? ▼ Y	es □ No			
(9) Pond service provider NA			Last serviced	(<i>dat</i> e)
(10) is there a pump(s)/aerator(s)?		ige of pump	_	
(11) Have any chemicals been add				
(12) Is there a filtration system?		ge of filter		
(13) is there an overflow system?		.,		
(14) Does overflow run onto any ad		No		
(15) Is there a fountain(s)? ☐ Yes [kii i	□ w 1₩ w-	
(16) Has any modification or repair	seen made during your own	ership of any item above? (_i Yes ⊠ No	
Are you aware of any leak, defect	or other problem or repai	r needed for any item abo	ve? ☐ Yes ☒ No	
Please explain any "Yes" answer al (attach additional pages if needed):		vailable agreement, citatio.	n, claim, and repair /mainter.	ence history
-				
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Buyer's Initials	(date)	Seller's Initials Si	MB KEB 1-27-202	²³ (date)
Approved by legal counsel for use excluse to the legal validity or adequacy of the law, customs and practice, and differing Last Revised 12/31/13	s Rider, or that it complies in ev	ery respect with the law or tha	it its use is appropriate for all sit	uations. Local
DSC-8000B			•	Page 2 of 2
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