

SELLER'S PROPERTY DISCLOSURE

Subject Property Address: 9458 Co Rd X40, Anamosa, IA 52205

Purpose of Statement: Completion of this form shall satisfy the requirements of the lowa Code which mandates the Seller's disclosure of the condition of and information about the property the Seller(s) is/are about to sell. This statement shall not be a warranty of any kind by the Seller(s) or Seller's agent and shall not be intended as a substitute for any inspection or warranty the Buyer(s) may wish to obtain.

Seller's Disclosure: As the Seller(s), I/we disclose the following information regarding the property and certify that this information is true and accurate to the best of my/our knowledge as of the date signed. Seller(s) authorize(s) the agent to provide a copy of this statement to any person or entity in connection with the actual or anticipated sale of the property. The following are representations made by Seller(s) and are not the representations of the agent, who has no independent knowledge of the condition of the property except that which is set out on this form and the Seller(s) agree(s) to indemnify and hold the brokers and members of the Multiple Listing Service harmless in the event that it is incorrect. Please be aware that the Purchase/Sales Contract supersedes this Seller's Property Disclosure and the MLS listing. Items Included or excluded in the Purchase/Sales Contract will take precedence.

If you till be all blocks are souther the time you have award the preparty (2) Beneat known advance

	sfer. Property is exempt because one or more of the above exemptions apply. (If exempt - STOP HERE	E AND SI	GN)	natural person and the date of
x	Date: X		Da	ate:
1.	How long have you owned the property?			
2.	This is my: Residence Investment property Other			
3.	OCCUPANCY TYPE IS ONE OF THE FOLLOWING: SINGLE FAMILY CONDOMINIUM ZERO LOT LINE/BI-AT	TACHED	MUL	TI-FAMILY (2-4 UNITS)
4.	ENCROACHMENTS/EASEMENTS/SHARED OR CO-OWNERSHIP:			
Α.	Does anything on your property extend onto (encroach on) your neighbor's property, or does anything on your neighbor's property extend onto (encroach on) your property? If Yes, explain below or on page 5 or 6.	Yes	No	Unknown
В.	Are there any easements or other's rights affecting the property? If Yes, explain below or on page 5 or 6.			Unknown
C.	Any features of the property known to be shared in common with adjoining landowners, such as fences, roads, driveways, wells, septic systems, etc. whose use or maintenance responsibility may have an effect on the property? If Yes, explain below or on page 5 or 6.			Unknown
D.	Is the property subject to restrictive covenants, bylaws, or declarations? If Yes, attach a copy with this disclosure.	☐ Yes	Park and	general and a second se
E.			-	Unknown
С.	Are there any special assessments proposed, levied, or pending against the property? If Yes, explain below or on page 5 or 6 how much and the purpose for the assessment.		-	Unknown
Com	ments: B 20'sTrip slow S line & Eline F The SVy	□Yes	No No	
Com	page 5 or 6 how much and the purpose for the assessment. ments: B 20 57 m/s close 5 / nc d E / nc f 7/2 5 V/y IS THIS PROPERTY SUBJECT TO A HOMEOWNERS ASSOCIATION (HOA)? Yes No If No, skip to	Yes	No No on.	Unknown C. Fenges
Com 5. A.	page 5 or 6 how much and the purpose for the assessment. ments: B 20/57m/p S No F No No	Yes N C his secti	No No No No	Unknown
Com	page 5 or 6 how much and the purpose for the assessment. ments: B 20 57 m/s close 5 / nc d E / nc f 7/2 5 V/y IS THIS PROPERTY SUBJECT TO A HOMEOWNERS ASSOCIATION (HOA)? Yes No If No, skip to	Yes N C his secti Yes Yes	No On. No	Unknown Unknown Unknown
Com 5. A.	page 5 or 6 how much and the purpose for the assessment. ments: B 2 o 5 This class Size Size Size Size Size Size Size Size	Yes N C his secti Yes Yes	No On. No	Unknown
Com 5. A. B.	page 5 or 6 how much and the purpose for the assessment. ments: B 2 o 5 This class Since I E I This PROPERTY SUBJECT TO A HOMEOWNERS ASSOCIATION (HOA)? Yes No If No, skip to Is the property subject to by-laws, rules and regulations, or declarations? If Yes, provide copies. Are there any common areas, such as pools, tennis courts, walkways, streets, driveways, etc. that are co-owned with others, or a homeowners association (HOA) which has authority over the property? If Yes, explain below or on page 5 or 6. Is this HOA set up as an age 55 and older community? Are there any special assessments proposed or levied by the HOA against the property? If Yes, explain below or on page 5 or 6 how much and the purpose for the assessment.	Yes Yes Yes Yes	No On. No No	Unknown Unknown Unknown
Com A. B.	page 5 or 6 how much and the purpose for the assessment. ments: B 2 o 5 This class Since I E I This PROPERTY SUBJECT TO A HOMEOWNERS ASSOCIATION (HOA)? Yes No If No, skip to Is the property subject to by-laws, rules and regulations, or declarations? If Yes, provide copies. Are there any common areas, such as pools, tennis courts, walkways, streets, driveways, etc. that are co-owned with others, or a homeowners association (HOA) which has authority over the property? If Yes, explain below or on page 5 or 6. Is this HOA set up as an age 55 and older community? Are there any special assessments proposed or levied by the HOA against the property? If Yes, explain below or	Yes N V his secti Yes Yes Yes	No On. No No No	Unknown Unknown Unknown Unknown
Com A. B. C.	page 5 or 6 how much and the purpose for the assessment. ments: B 2 o 5 To 4 Homeowners association (HoA)? Yes No If No, skip to Is the property subject to by-laws, rules and regulations, or declarations? If Yes, provide copies. Are there any common areas, such as pools, tennis courts, walkways, streets, driveways, etc. that are co-owned with others, or a homeowners association (HOA) which has authority over the property? If Yes, explain below or on page 5 or 6. Is this HOA set up as an age 55 and older community? Are there any special assessments proposed or levied by the HOA against the property? If Yes, explain below or on page 5 or 6 how much and the purpose for the assessment. Has the HOA filed an insurance claim in the most recent five (5) years for a property/casualty loss or major damage? (i.e., hail, fire, wind, flood, landslide, etc.) Are dues payable to the HOA? If No, skip to number 6. If Yes, what is the amount? \$	Yes N V his secti Yes Yes Yes	No On. No No No No	Unknown Unknown Unknown Unknown
A. B. C. D.	page 5 or 6 how much and the purpose for the assessment. ments: B 2 o 5 To 4 Homeowners association (HoA)? Yes No If No, skip to 1s the property subject to by-laws, rules and regulations, or declarations? If Yes, provide copies. Are there any common areas, such as pools, tennis courts, walkways, streets, driveways, etc. that are co-owned with others, or a homeowners association (HOA) which has authority over the property? If Yes, explain below or on page 5 or 6. Is this HOA set up as an age 55 and older community? Are there any special assessments proposed or levied by the HOA against the property? If Yes, explain below or on page 5 or 6 how much and the purpose for the assessment. Has the HOA filed an insurance claim in the most recent five (5) years for a property/casualty loss or major damage? (i.e., hail, fire, wind, flood, landslide, etc.)	Yes Yes	No On. No No No No	Unknown Unknown Unknown Unknown
C. D. E. F.	page 5 or 6 how much and the purpose for the assessment. ments: B 2 o 5 To 4 Homeowners association (HoA)? Yes No If No, skip to Is the property subject to by-laws, rules and regulations, or declarations? If Yes, provide copies. Are there any common areas, such as pools, tennis courts, walkways, streets, driveways, etc. that are co-owned with others, or a homeowners association (HOA) which has authority over the property? If Yes, explain below or on page 5 or 6. Is this HOA set up as an age 55 and older community? Are there any special assessments proposed or levied by the HOA against the property? If Yes, explain below or on page 5 or 6 how much and the purpose for the assessment. Has the HOA filed an insurance claim in the most recent five (5) years for a property/casualty loss or major damage? (i.e., hail, fire, wind, flood, landslide, etc.) Are dues payable to the HOA? If No, skip to number 6. If Yes, what is the amount? \$	☐ Yes N V his secti ☐ Yes	No On. No No No No No	Unknown Unknown Unknown Unknown Unknown Unknown
C. D. E. F. G.	page 5 or 6 how much and the purpose for the assessment. ments: B 2 o 57 is a companient of the street of the str	☐Yes N V his sectil ☐Yes ☐Yes ☐Yes ☐Yes ☐Yes ☐Yes ☐Yes ☐Yes	No On. No No No No No	Unknown Unknown Unknown Unknown

House Garag A. B.	ge Has the roof(s) on the ho		aked at anytime? e 5 or 6.		Unknown [
House Garag A. B.	ge Has the roof(s) on the ho If Yes, explain details/loo If Yes, has the roof(s) an	cation of the leak(s) below or on pag d all resulting damage been repaired	aked at anytime? e 5 or 6.					
House		~>p/\ 1</th <th>Lopeans</th> <th></th> <th></th>	Lopeans					
House		~>p/\ \ / I	Loyens					
		cel th		í				
LO. R	Δ.	esph./T	20 gears					
	ROOF: Structure	Roof Type	Age	# of Lay	ers			
	, , , , , , , , , , , , , , , , , , ,	- July 19	~ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \					
	1 .	erty been built up with fill dirt, waste	· · · · · · · · · · · · · · · · · · ·	XI.10	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
		nt flood plain designation? erty been built up with fill dirt, waste	or other materials?	TYes 171No	Unknown [
C.	Is the property located in	n a government designated flood zon	e or flood plain?	Yes No	Unknown [
А. В.	Have there been any set	ding or seepage in the basement, cra tling, flooding, drainage or grading p in below or on page 5 or 6 and includ			Unknown [
Comm	nents:							
В.		nd storage tanks of any kind? If Yes,	explain below or on page 5 or 6.	Yes No Unknown				
		stos Lead Based Paint Toxic e above in 8A, explain below or on pa sults if available.						
A.	AZARDOUS MATERIALS: Has there been the presence of, or has there been any known test for the presence of:				Unknown			
Comm		oage 5 ti to.						
	Are there any zoning or land If Yes, explain below or on p	Yes W No						
	6. Do you know the present zo	Yes \(\square\) No						
	To the best of your knowled building(s) meet applicable Are there any county, city or	Yes No						
7. ZO	ONING AND RESTRICTION	NS:						
Comm	nents:	vay to the city or county? If Yes, explain b	elow of our page 3 of o.	1				
	Do you know of any plans	☐ Yes ☐ No☐ Yes ☐ No☐						
	provide copy of agreement.							
	If Yes, is the road agreement is	e a written and recorded agreement? If Yes,	. — —	☐ Unknown				
C.	16 Mars. In Alarman and Andreas and Andreas	Yes No						

Subje	ect Property Address: 9458 Co Rd X40, Anamosa, IA 52205				
11.	STRUCTURAL CHANGES:				
A.	Are there any structural, foundation, or other repairs that need to be made to the property? If Yes, explain below or on page 5 or 6.	Yes	No	Unknown	
В.	Have you made any structural changes to the home? If Yes, explain below or on page 5 or 6.	Yes			
	If Yes, was a building permit and final inspection issued for the work?			Unknown	
C.	Has there been a property/casualty loss, insurance claim, warranty settlement or major damage to the property? (i.e., hail, fire, wind, flood(s), landslide(s), etc.) If Yes, explain below or on page 5 or 6.	Yes	⊠ No	Unknown	
Comr	nents:				
12.1	ERMITES/ROT:				
A.	Are there any active or inactive structural pest infestations?	Yes	⊠ No	Unknown	
	If Yes, provide date of most recent treatment: (date)				
В.	Is there any wood destroying insect damage, water damage or dry rot to the house or other structures? If Yes, explain below or on page 5 or 6.	Yes	No	Unknown	
C.	Is there a "Wood Destroying Insect Warranty" presently in place for this property?	Yes	X No	Unknown	
	If No or Unknown, skip to number 13.	□vaa	€ Na	- Unknown	
	If Yes, will the warranty be transferred at closing?	Yes	IXI NO	Unknown	
Comr	nents:				
13. 9	SEWAGE:				
Α.	The property is served by: Public sewer main Septic tank system Community septic system				
	Other disposal system (describe)				
	If the property is served by something other than a septic system, skip to 13G.				
В.	Was a permit issued for the septic system construction?			Unknown	
C.	Was it approved by the city or county following its construction?	XYes	∐ No	Unknown	
	When was it last pumped? 10 9 What is the age of the septic system? 10 9 What is the age of the septic system?				
	What is the age of the drain field? 10 4r				
D.	Do you know the septic tank location and the drain field? If Yes, explain below or on page 5 or 6.	Yes			
E.	Has the septic system and leach field been inspected and approved for real estate transfer within the last 24 months by a certified DNR Inspector, per lowa Code 455B.172?	Yes	_	Unknown	
F.	Are there any plans to bring city sewer to your area or requirements to connect to city sewer?			Unknown	
G.	Is any part of the sewer or septic line Orangeburg pipe? Explain answers below or on pages 5 and 6 and/or provide documentation.				
Н.	Have there been any sewer back ups? If Yes, explain below or on page 5 or 6.	Yes	No	Unknown	
Comr	nents: Septin Will be Stite inspected begans closi	~			
14. 'com	WATER: The following questions pertain to property currently served by OR a property that was munity water well. If the property has never been served by a private or community water well, skip to	previou: o numb	sly ser er 15.	ved by a pri	ivate or
A.	Is the well system operating properly (e.g., pipes, tank, pump, pressure, etc)?			Unknown	
B.	Has the well water been tested and passed by the Health Department within the past year?		_	Unknown	
C.	Has the well water ever failed to meet government contamination standards?			Unknown	
D.	If the well serves anyone other than your property, is there a written and recorded agreement for sharing the costs of repairs and/or replacement? If Yes, provide or attach the agreement.			Unknown	
E.	Are there any abandoned wells on the property?			Unknown	
F.	Are there any abandoned cisterns?		-	Unknown	
G.	If your answer to 14E or 14F is "Yes", have they been capped or filled? Explain below or on page 5 or 6.			Unknown	
H.	Are there any plans to bring public/city water service to your area?			☐ Unknown☐ Unknown	
	If Yes, will there be any requirements to connect to city water lines when available?		N INO		LIVA
	ments: E. 2 on hill by old windmill F. disconnected				
Listi					
Selle	Date Section Property Prop		Date)	

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15. HEATING/COOLING/WATER HEATER:	
A. Age(s) of Heating Unit(s)? Cooling Unit(s)? 4 1/5 Water Heater(s)? 7 5	
B. Are there any problems with the heating system(s), cooling system(s) or water heater(s)?	AYes □ No □ Unknown □ N/A
If your answer to 15B is Yes or N/A, explain below or on page 5 or 6.	
C. Is the property served by Liquid Propane (LP) gas? If No, skip to number 16.	X Yes □ No
If yes, the tank is owned leased. If owned, skip to number 15E.	
If the tank is leased, the lease is with(company) and the amount is	
\$_36	X Yes □ No
D. Will the LP gas in the tank be left for the Buyer(s) at closing? If No, skip to number 16.	
E. If Yes, will there be a dollar adjustment at closing? If Yes, explain below or on page 5 or 6.	☐Yes No
Comments: B. NoT / bis. Los of Ele, Levers working. LP</td <td>Lector in living hoo</td>	Lector in living hoo
16. SYSTEMS AND EQUIPMENT:	WOTES JOOK
A. Is the electrical system, including wiring, switches, outlets, and service in proper working order to the best of your knowledge? If No, explain below or on page 5 or 6.	Yes No Unknown
B. Is the plumbing system, including pipes, faucets, fixtures, toilets, drains, and sewer lines in proper working order to the best of your knowledge? If No, explain below or on page 5 or 6.	Yes No Unknown
C. Is there a fireplace or other secondary heat source (e.g., Free standing stove, wood burning fireplace, gas fireplace, garage heater/furnace, etc.)? If No, skip to number 17. If Yes, is it in proper	XX Yes □ No
working order? If no, please explain: proper working order	☐Yes XX No ☐Unknown
D. Was there a building permit issued and a final inspection completed?	Yes No Unknown N/A
E. If there is a chimney for the secondary heat source, is it in good repair?	E. co E. co E. co E. co
F. When was it last cleaned?	
Comments: Fine place in basement Non Functional Chimber	Covered
17. NEIGHBORHOOD:	
A. Are there any waste dumps, disposal sites or landfills in the vicinity of the property, or any uses or conditions nearby creating smoke, smell, dust, noise, or other environmental influences? If Yes, explain below or on page 5 or 6.	☐Yes 🗖 No ☐ Unknown
B. Are there any street, sidewalk, utility improvements, or zoning changes planned that will affect and/or be assessed against the property? Explain below.	☐Yes XXNo ☐Unknown
If Yes, what is the amount, if any, of any special assessment against this property? \$	
Comments:	
18. OTHER: If Yes to any question from A – J, explain below or on page 5 or 6.	
A. Are there any legal disputes or actions concerning the property (with neighbors or anyone else)?	☐Yes XNo ☐Unknown
B. Is there anything else which would adversely affect the value or desirability of the property?	☐Yes 🔼 No ☐ Unknown
C. Has any damage been caused to this property by fire?	☐ Yes 🕅 No ☐ Unknown
D. Are there any damaged, diseased, or dying trees on the property?	Yes No Unknown
E. Are there any cracked or broken window panes, seals or mechanisms?	Yes No Unknown
F. Will there be debris left on the property after closing? (e.g., tires, batteries, oil, furniture, junk, etc.)	☐Yes ☑No ☐Unknown
G. Is the property located in a registered historic or improvement district?	Yes No Unknown
H. Are there any human burial grounds on the property?	☐Yes X No ☐Unknown
I. Are there storms and/or screens for all windows designed to have storms and/or screens?	Yes No Unknown
J. Are there any locks on the property for which you do not have keys and/or codes?	☐Yes XNo ☐Unknown
K. Utilities provided by: Gas River Velley Electric Allient	
Water Cable	
Internet_ Garbage_	
Comments: D Some dead Trees in Timber E. Some burche	nams nd vorking
Listing	
Listing Sale Seller(s) initials Sale Buyer(s) initials	Date

X

ACCESSORIES & FURNISHINGS: Which of the following WILL BE INCLUDED as part of the property to be conveyed?

ITEM	INCLUDED)	IF NOT INCLUDED, IDENTIFY RESERVED ITEMS BY ROOMS, LOCATION, COLO	OR, ETC.
Draperies, Curtains, Rods	Yes No []N/A	C 11	
Light Fixtures	Yes No		5.1/.	
Mirrors	Yes No		4	
	ÖÑyes □No □		7//	
Shades, Blinds	Yes No			
Shelving			753	
APPLIANCES & EQUIPMENT	: Which of the INCLUDED	follow	ving WILL BE INCLUDED as part of the property to be conveyed? IF YES, STATE THE PRESENT WORKING CONDITION AND/OR USE NEXT PAGE IF MOI	RE SPACE IS NEEDED
Alarm/Security System	Yes No	N/A	4	
Attached Antenna	Yes No			
Basketball Board & Hoop	Yes No	N/A	'4	
Carbon Monoxide Detector(s)	Yes No	N/A	How many? Location(s)?	
Ceiling Fan(s)	Yes No	N/A	7	
Central Vac System & Attachments	Yes No	N/A		
Dishwasher	Yes No	_	A	
Disposal	Yes No		Y	
Dryer	Yes No	N/A	Connection is Electric Gas Both	
Electric Car Charging Station	Yes No			<i>y</i> *
Fencing	Yes No		Who owns the fencing? We do Ind relightors	<u>'</u>
Fireplace Insert/Equipment	Yes No			-
Furnace Humidifier	Yes No			V
Garage Door Opener	Yes No		How many remote controls? Functioning Keypad? Yes No Will the code be provided	at closing? Yes No
Garage Heater/Furnace	Yes No	_	,	
Gas Grill/Gas Light	Yes X No		Attached Portable Powered by: Natural Gas Liquid Propane Diesel Otl	
Generator	Yes No		Attached Portable Powered by: Natural Gas Liquid Propane Diesel Ott	ier:
Intercom System	Yes No		1	
Irrigation System	Yes No [Location?	
Microwave	Yes No		Occupation in Mitheutin Con Poth	
Oven/Range/Cooktop	Yes No		Connection is Electric Gas Both	
Pool & Equipment	Yes No C		Active	
Radon Mitigation System	Yes No [How many? Location(s)?	
Refrigerator	Yes No	_	How many? P Education(s)?	
Satellite Dish Sauna/Hot Tub	Yes No [
Smoke Alarms/Detectors	Yes No	_	How many? Location(s)?	
Solar Collector Equipment	Yes No		non many:	
Stand-alone Freezer	Yes No C		Location?	
Storage Shed	Yes No			
Sump Pump	Yes No [
Swing Set	Yes No [
Trash Compactor	Yes No			
TV Wall Mounts	Yes No	N/A	How many? Location(s)?	
Underground Pet Fence	Yes No	N/A	How many collars?	
Video Capable Doorbells	Yes No	N/A	How many? Location(s)?	
Washer	Yes No			
Water Softener	Yes No		Leased Owned If leased, company? Monthly Cost?	ype of system?
Window/Wall Air Conditioner	Yes No		How many? Location(s)?	
Wood Burning Stove	Yes No	N/A		
ALL ITEMS on pages 1 – 4 a sheet of paper. Please attac	nd/or any item	ns liste s to th	ed above that warrant further explanation should be explained in this section his document. In your explanations, please indicate the item number from p here is anything else you are reserving or including, please include in this se	ages 1-4 and/or
ITEM NUMBER	REM	1ARKS		
Galzida Pane	on 5/	1100	n, Elisadour broke	
11 201	11 = 1	-146	116.	
1043 E 5011 S	, 55/	51	W 750 -111 X	
high light	0 > P	1/2	realed from silisal	
Listing			Sale	
		8	29-2022	
Seller(s) initials	J	Date	Buyer(s) initials Date	

ITEM NUMBER	REMARKS
HEW NOWBER	HEWATTO
Manuel II	
Section 1.	
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4 EV 1 111111	
A THE THE PARTY OF	
idendum(s) and/or other doc	umentation attached ne history and condition of all the items based solely on the information known or reasonably available to the Seller
ly changes occur in the stru lediately disclose the chang	ictural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller(s) will ges to Buyer(s). In no event shall the parties hold the Broker liable for any representation not directly made by Brok (brokers and salespersons). Seller(s) hereby acknowledges Seller(s) has retained a copy of this statement.
	ent that Buyer(s) be provided with the "lowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the lowa
artment of Public Health.	e. 8-29-2029 Patricia Phieser 8/29/2
ER UM	DATE / SELLER DATE
er's Property Disclosure and	be signed at time of purchase agreement): I/We, the Buyer(s) of this subject property do acknowledge receipt of t d agree that no representations regarding the condition of the subject property have been made, other than those OKER AND AGENTS MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON
	of the "lowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the lowa Department of Public Health.