MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT



| Property: | 21140 | Whitetail Ridge | North A | | Huson | | MT | 59846 |
|---|---|---|---|--|--|---|---|---------------------------------|
| Seller(s): | 4000 | Christopher C Cur | tice | V. 12 - 3. | Jennife | r L Curti | ice | |
| Seller Agent: | | 1211116 | | Christopher Cur | tice | MALE CONTROL | mand he | |
| Story W. A. A. A. | 9 7 | ger and county to | - 11 B(T) 1 | | | | | |
| Concerning a | dverse | material facts, Montana | law prov | vides that a seller ag | ent is obligated to |): | | |
| اممان | | buyer or the buyer a | ant any | advorce meterial f | acte that concern | the prop | erty ai | nd that : |
| disclo | n to the | seller agent, except t | bot the c | celler agent is not re | acis that concern | t the prop | erty o | verify a |
| | | nade by the seller; and | nat the s | with the the second and the | equiled to inspec | t uio piop | orty or | 41.02.65 |
| disclo | ose to a | buyer or the buyer ag | ent whe | n the seller agent h | as no personal k | nowledge | of the | veracity |
| | | egarding adverse mater | | | | he crack | | March of |
| Property of | religi | with the state of the | 1 to take | CONTRACTOR OF THE | | | | |
| The Seller A | gent ide | ntified above is provid | ing the a | attached Owner's P | roperty Disclosur | e Stateme | ent tha | at has be |
| completed as | nd sian | ed by the Seller(s), if | one ha | is been made avai | ilable to the Sel | ier Agent | by th | e Seller |
| Regardless of | of wheth | er Seller(s) has/have | provided | Seller Agent with | an Owner's Prop | perty Disc | losure | Statem |
| except as se | t forth l | pelow, the Seller Agent | has no | personal knowledge: | : | | | |
| (i) abo | out adve | rse material facts that c | oncern t | he Property or | 1.00 | | | |
| (ii) rega | arding 1 | he veracity (accuracy |) of an | y information rega | rding adverse n | naterial fa | acts th | nat cond |
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| Service training | 14 4 1 94 | The second second second | Water Cha | Alder Employee and Palace | A SECTION OF MANY AND ADDRESS OF THE PARTY O | 01 | 1 | |
| Seller | 19 | the listing | | | Progerty to | ac Sale | 0 | 1 |
| Chris | Cun | ice is a | 18cen | ged Real Es | tate Agent | in the | e Sta | ste of |
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| 415 | | Constant Section | | Maria Cont. Mary. | | | | |
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| is set forth at the Seller(s). and to provid | Buyer(steel for ap | owever, the Seller Ager s) is/are therefore enco propriate provisions in | nt is not rouraged to a Buy-Se | equired to inspect the obtain professions | he Property or ver al advice, inspect een the Buyer(s) | rify any st ions or bo and Seller | ateme oth of t r(s) wit | nts mad the Prop |
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OWNER'S PROPERTY DISCLOSURE STATEMENT MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



| 211 | 40 Whi | tetail | Ridge | | rtain real p in th . | e City of | | | Husor | | |
|-------------------------|--|--|--|--|--|---|--|---|--------------------------------|-------------------------|---|
| | nty of | | Mie | soula | the specific | _, Montana | , which re | al property | is legal | y describ | ed as: |
| s10, | T15N, | R22W, | COS 179, | Parcel 2C | , IN NE4 | | | | | | |
| mate recog prope | rial fact gnized a erty and | s which is being may be | concern to of enough a fact that | the Property significance | Montana as to affe affects the | law define ect a perso value of t | es an adv n's decision he Prope | erse mate on to enter rty, that aff | rial fact into a c | as a fact ontract to | rers all adver that should buy or sell re I integrity of t |
| | | and the | | a water | OWNER | R'S DISCL | OSURE | | | | |
| □ Ov ☑ Ov | vner has vner has | never o | occupied to | he Property. Property sir | nce <u>/0 /</u> | 10/2 | 020 | (date). | Na. | | |
| any a personand librarm | adverse on or en hold and less from | material tity in control or contr | I facts kno connection II real est ims for da | own to the O with any act ate agents i | wner, Owr tual or anti involved, d ed upon th | ner hereby cipated sal lirectly or i e disclosur | authorize e of the F ndirectly, es made | s providing Property. O in the pur in this Dis | y a copy wner fu chase a | of this Souther agree | ereto based tatement to a es to indemr of the Proper t along with t |
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| | © 2021 Montana Association of REALTORS® Owner's Property Disclosure Statement, October 2021 C . C . / |
|----------------|--|
| | THE PART OF THE PA |
| 10. | FOUNDATION: (Depth, Footings, Reinforcement, and Cracking) Insulated Concrete Forms, No Known Issues |
| | BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks) Trans Space Only - 2 Functions, Sump Pumps cemor any water from Spring Melt; etc. |
| 12 | Screens, Slabs, Driveways, Sidewalks, Fences) No Known Isques |
| 8. | OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Win |
| 7. — | INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation) No known Issues — Garage, Ceiling Surnound Bom Boom is not yet fully Insulated |
| | Wooding Burning Stove in hiving Room and Chimney |
| 6. | ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality La Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation) |
| | + Gas Forced Air, in Addition to Electric Heat Pump (A) + Central A/C - Filters Changed 2x Por Year |
| 5. | HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leathermostats, Wall/Window AC Evaporator Coolers, Humidifiers, Propane tanks) |
| a rije, | per a series de la company de |
| marini T. I | d. Public Sewer Systems (Clogging and Backing Up) |
| 1 | Date Septic System was last pumped? 2019? Will be pumped again |
| 13 | Street is not sport to a Residence for the English Street Course |
| | c. Septic Systems permit in compliance with existing use of Property |
| | before Closing and Report Provided to Buyers |
| | b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Hold Tanks, and Cesspools) |
| | replaced between 2021 to Present |
| 70 | PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets) a. Faucets, fixtures, etc. Tailets: Faucets Drains, Showenheads have all been |
| 4 | |

| | g - Under layment Flashing, Shin | 7 |
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| were hepla | Red in October 2020 | The David Section 1997 |
| 12 WATER: (Well Prod | uction, Water Quality and Quantity, Water Rights and Abandor | ned Wells) / - |
| Wall is Real | stepped a 2 am Testal Flow has | caned from |
| 2-10 gpm | stered @ 2 gpm Tested Flow has water Quality is Conditioned b | v Cullipan Syst |
| AND THE STREET | 1 1000, 12 12 12 12 12 12 12 12 12 12 12 12 12 |) |
| a. Private well | | * / * / / / |
| New We | I Pump Cistorn Pump, Pressure Tate Gallon Cistorns are filled by the | nk + Controls |
| 2-2,400 | Gallon Cisterns are tilled by the | e Well |
| b. Public or commu | nity water systems | |
| b. Public of Commu | WA WARE SYSTEMS | w.y |
| K., | AN AND STANDARD STANDARD SHOPE IN A STANDARD STANDARD STANDARD | A THE PERSON |
| 13. POOLS, OUTDOO Sauna, Patio/Decki | R LIVING, ANCILLARY BUILDINGS: (Window Screens, Pool, S | Spa, Pool/Spa Heater, Hot nderground Sprinklers sys |
| and controls, Partia | ly landscaped or un-landscaped yard, Garage, Shop, Barn, Ça | rport) / |
| Bear Deck 1 | at the and of its useful life | gpan and nece |
| to be Rep | aced | |
| And the second of the second o | posal or landfill or gravel pit or commercial use in the vicin | ity of the Property. existi |
| proposed, which ma | ly cause smoke, smell, noise or other nuisance, annoyance or I | pollution: |
| ill, ju finaling, pr | e de la company de participation de la la faction de la | N/A |
| DR LLAND CONTA | 。 112 · 1 · 1 · 1 · 1 · 1 · 1 · 1 · 1 · 1 | 2000 (- 27) |
| 15. ACCESS: (If the Pr | operty is not on a public street note any Driveway Agreements | , Private Easements and |
| Disputes Concerning | 240 Jun takes come of Boad | Maintenance. |
| Disputes Concerning | g Access) | |
| Disputes Concernir | g Access) 240 Jun takes come of Boad | Maintenance. |
| Disputes Concernir | g Access) 240/yr takes core of Road owner's reponsibility - Paving | Maintenance. |
| Disputes Concernir HOA Fee- 16. HAZARD INSURAN | g Access) 240 / yr takes care of Road awner's reponsibility - Paving of CE/DAMAGES/CLAIMS (past and present): N/A | Maintenance, |
| Disputes Concerning A Fee | g Access) 240/yr takes core of Road owner's reponsibility - Paving | oresents to the best of Owethamphetamine drug later and smoke from the use ALTORS® "Methamphetame required under Montantal and the state of the stat |
| Disputes Concerning A Fee | Access) 240 / yr takes care of Road 250 / yr takes care of Road 251 / yr takes care of Road 252 / yr takes care of Road 253 / yr takes care of Road 254 / yr takes care of Road 255 / yr takes care of Road 256 / yr takes care of Road 257 / yr takes care of Road 258 / | Maintenance Jone October 20 Diresents to the best of Owner the Property has meaning a make from the use the required under Montana to the contamination of the Radon Control Act, Owner the |
| Disputes Concerning A Fee | DE: If the Property is inhabitable real property, the Owner reports a can be made and present. NE: If the Property is inhabitable real property, the Owner reports has has not been used as a clandestine Mover agrees to execute the Montana Association of RE and provide any documents or other information that may be from the use of Methamphetamine drug laber from the use of Methamphetamine drug laber from the use of Methamphetamine drug laber from the use of Methamphetamine. | Maintenance Jone October 20 Diresents to the best of Owner The Property has mean smoke from the use the required under Montana The Radon Control Act, Owner the tested for radon |
| Disputes Concerning A Fee | NE: If the Property is inhabitable real property, the Owner reports of the Property of the Montana Association of Read provide any documents or other information that may be from the use of Methamphetamine drug lab or contaminated from the Property as a clandestine Methamphetamine of the Property as a clandestine Methamphetamine drug lab or contaminated from the Property as a clandestine Methamphetamine drug lab of the Property as a clandestine Methamphetamine drug lab of the Property as a clandestine Methamphetamine drug lab of the Property as a clandestine Methamphetamine drug lab of the Property as a clandestine Methamphetamine drug lab of the Property as a clandestine Methamphetamine drug lab of the Property is inhabitable real property as defined in the Montana he best of Owner's knowledge the Property Ans has a lab of the Property has Ans not received mitigation of the Proper | oresents to the best of Owner oresents to the owner oresents to the owner oresents to the owner ore of Owner oresents to the owner ore of |
| Disputes Concerning A Fee | NE: If the Property is inhabitable real property, the Owner reports and present of Methamphetamine drug lab or contaminated from Smoke from the use of Methamphetamine drug lab or contaminated from Owner agrees to execute the Montana Association of RE and provide any documents or other information that may be of the Property as a clandestine Methamphetamine drug lab e from the use of Methamphetamine drug lab e from the use of Methamphetamine. Sperty is inhabitable real property as defined in the Montant of the Property has property as defined in the Montant of the Property has has represented by and the Property has has not received mitigation of tested for radon gas and/or radon progeny, attached are and the property as a defined are and the property has has not received mitigation of tested for radon gas and/or radon progeny, attached are and the property has and the property and the property has has not received mitigation of tested for radon gas and/or radon progeny, attached are and the property has the pr | oresents to the best of Owner oresents to the owner oresents to the owner oresents to the owner ore of Owner oresents to the owner ore of |
| Disputes Concerning A Fee | NE: If the Property is inhabitable real property, the Owner reports and present of Methamphetamine drug lab or contaminated from Smoke from the use of Methamphetamine drug lab or contaminated from Owner agrees to execute the Montana Association of RE and provide any documents or other information that may be of the Property as a clandestine Methamphetamine drug lab e from the use of Methamphetamine drug lab e from the use of Methamphetamine. Sperty is inhabitable real property as defined in the Montant of the Property has property as defined in the Montant of the Property has has represented by and the Property has has not received mitigation of tested for radon gas and/or radon progeny, attached are and the property as a defined are and the property has has not received mitigation of tested for radon gas and/or radon progeny, attached are and the property has and the property and the property has has not received mitigation of tested for radon gas and/or radon progeny, attached are and the property has the pr | oresents to the best of Owner oresents to the owner oresents to the owner oresents to the owner ore of Owner oresents to the owner ore of |
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| Disputes Concerning A Fee | CE/DAMAGES/CLAIMS (past and present): NE: If the Property is inhabitable real property, the Owner reports has has not been used as a clandestine Methamphetamine drug lab or contaminated from Owner agrees to execute the Montana Association of Reand provide any documents or other information that may be of the Property as a clandestine Methamphetamine drug lab errorn the use of Methamphetamine. Seperty is inhabitable real property as defined in the Montant he best of Owner's knowledge the Property has has reported by and the Property has has not received mitigation of tested for radon gas and/or radon progeny, attached are and or treatment. T: If a residential dwelling exists on the Property and was builty as the property as the propert | presents to the best of Owner October 20 or ethamphetamine drug later mine. If the Property has mean smoke from the use ALTORS® "Methampheta e required under Montant ab or the contamination of the contamination of the results along with the later than the same. It before the year 1978, Outlier the same. |
| Disputes Concerning A Fee | CE/DAMAGES/CLAIMS (past and present): NE: If the Property is inhabitable real property, the Owner reports has has not been used as a clandestine Movement of the contaminated from smoke from the use of Methampheta estine Methamphetamine drug lab or contaminated from Owner agrees to execute the Montana Association of RE and provide any documents or other information that may be of the Property as a clandestine Methamphetamine drug late from the use of Methamphetamine. Seperty is inhabitable real property as defined in the Montant he best of Owner's knowledge the Property has has reported for radon gas and/or radon progeny, attached are also or treatment. T: If a residential dwelling exists on the Property and was built nowledge of lead-based paint and/or lead-based paint hazards. | presents to the best of Owlethamphetamine drug later and the end of the Property has meaning and the contamination of the Control Act, Owner the contamination of the contamination of the tested for rador or treatment for the same. In the same of the property if Owner to the Property. If Owner the Property is on the Property if Owner the Property if Owner the Property is on the Property if Owner the Property is on the Property in the Property in the Property is on the Property in the Property in the Property is on the Property in the Property in the Property is on the Property in the Pr |
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| 54 155 | 20. MC | DLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner |
|-----------|------------------|--|
| | 101 | presents to the best of Owner's knowledge that the Property I has I what not been tested for mold and that |
| 156 | tne | Property has not received mitigation or treatment for mold. If the Property has been tested for |
| 157 | | old or has received mitigation or treatment for mold, attached are any documents or other information that may |
| 158 | be | required under Montana law concerning such testing, treatment or mitigation. |
| 159 | | I_{-} |
| 160 | If any | of the following items or conditions exist relative to the Property, please check the box and provide |
| 161 | | s below. |
| 162 | | □ Asbestos. |
| 163 | | ☑ Noxious weeds. |
| 164 | | ☐ Pests, rodents. |
| 165 | | ☐ Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or |
| 166 | 100 dis-11 | treated, attach documentation.) |
| 167 | 5. | |
| 168 | | ☐ Encroachments, easements, or similar matters that may affect your interest in the Property. |
| 169 | 7. | |
| 70 | Name and Address | HOA and HOA architectural committee permission. |
| 71 | 0 | ☐ Room additions, structural modifications, or other alterations or repairs not in compliance with building |
| | 0. | |
| 72 | 0 | Codes. |
| 73 | | ☐ Health department or other governmental licensing, compliance or issues. |
| 74 | | □ Landfill (compacted or otherwise) on the Property or any portion thereof. |
| 75 | 11. | □ Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work |
| 76 | 101.20 | conducted by Seller in or around any natural bodies of water. |
| 77 | | ☐ Settling, slippage, sliding or other soil problems. |
| 78 | | ☐ Flooding, draining, grading problems, or French drains. |
| 79 | | . ☐ Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc. |
| 80 81 | 15. | □ Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke, smell, noise or other pollution. |
| 82 | 16 | ☐ Hazardous or Environmental Waste: Underground storage tanks or sump pits. |
| 83 | | □ Neighborhood noise problems or other nuisances. |
| | 18 | ☐ Violations of deed restrictions, restrictive covenants or other such obligations. |
| 84 | | ☐ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc. |
| 85 | 20 | ☐ Zoning, Historic District or land use change planned or being considered by the city or county. |
| 86 | 20. | ☐ Street or utility improvement planned that may affect or be assessed against the Property. |
| 87 | 21. | Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.). |
| 88 | 22. | Proposed increase in the tax assessment value or homeowner's association dues for the Property. |
| 89 | | Common area" problems. |
| 90 | | ☐ Tenant problems, defaults or other tenant issues. |
| 91 | 25. | □ Notices of abatement or citations against the Property. |
| 92 | 26. | Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the |
| 93 | 27. | |
| 94 | | Property. |
| 95 | | ☐ Airport affected area. |
| 96 | 29. | □ Pet damage |
| 17 | 30. | ☐ Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases |
| 8 | | or reservations. |
| 9 | 31. | ☐ Other matters as set forth below. |
| 00 | 40.00 | the state of the s |
| 1 | Addition | nal details: |
| 2 | 2 | - It can be managed thru mowing on spraying but |
| 3 | the | most common varieties at this property are bounds tongue |
| 4 | in | the Spring / Farly Symmer and know weed hater |
| 5 | A* 1.36(4) | |
| A day | Tt | 5 Country Living - So we see Field Mice for Sune |
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| 8 | - | |
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| | | Owner's Property Disclosure Statement, October 2021 C.C. 1 J.C. |
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| 1 | buyers | or Lessee's Initials Page 4 of 6 Owner's Initials |
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| Owner certifies that the | e information herein is true, correct and cor | mplete to the best of the Owner's kno |
| and belief as of the date | e signed by Owner. | 젊은 얼마 밖에 어디지는 그릇이다. |
| Owner /// | Chris Curtice | Date <u> </u> |
| Owner Owner | Jennifer L Curtice | Date 4/24/202 |
| Owner | Termiter 2 carpets | Date A A |
| | © 2021 Montana Association of REAL | TORS® |
| / | Owner's Property Disclosure Statement, O | |
| Buyer's or Lessee's Initials | Page 5 of 6 | |
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| | ess: 21140 Whitetail Ridge | Huson | MT | 5 |
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| 310, T15N, R22W, CO | S 179, Parcel 2C, IN NE4 | A. C. | | , le |
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| to be a second of the second | | | W | |
| Buyer(s) understand t | that the foregoing disclosure statement se | ts forth any adverse materia | al facts conce | emi |
| Property that are known | own to the Owner. The disclosure state | ment does not provide an | y represent | atio |
| warranties concerning | ng the Property, nor does the fact this | disclosure statement fails | to note an | ac |
| material fact concern | ning a particular feature, fixture or elemen | nt imply that the same is fre | e of defects. | |
| | | | | |
| Buyer(s) is/are encou | raged to obtain professional advice, inspe | ections or both of the Prope | rty and to p | rovi |
| appropriate provisions | in a contract between buyer(s) and owner(s | s) with respect to any advice, | inspections of | or de |
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NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.

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Owner's Property Disclosure Statement, October 2021

Page 6 of 6