

PROPERTY IDENTIFIER

116 SW 10th St. Wilburton OK 74578

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., § 831 *et seq.*) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 116 SW 10th Street, Wilburton OK

SELLER IS ☒ IS NOT ☐ OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System				X
Swimming Pool			X	
Hot Tub/Spa				X
Water Heater <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar	✓			
Water Purifier				X
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				X
Sump Pump				X
Plumbing	X			
Whirlpool Tub				X
Sewer System <input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon	✓			
Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	✓			
Window Air Conditioner(s)				X
Attic Fan				X
Fireplaces				X
Heating System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	✓			
Humidifier				✓
Ceiling Fans	✓			
Gas Supply <input type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane				X
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				X

Buyer's Initials _____ Seller's Initials 20 _____ Initials are for acknowledgment purposes only

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Appliances/Systems/Services (Continued from page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Electric Air Purifier				X
Garage Door Opener			X	
Intercom				X
Central Vacuum				X
Security System <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed				X
Smoke Detectors	✓			
Fire Suppression System Date of Last Inspection _____				✓
Dishwasher	✓			
Electrical Wiring	✓			
Garbage Disposal				✓
Gas Grill				✓
Vent Hood				✓
Microwave Oven				✓
Built-in Oven/Range	⓪			✓
Kitchen Stove	✓			
Trash Compactor				✓
Built-In Icemaker	✓			
Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed				✓
Source of Household Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Private/Rural District	✓			

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Not sure if pump of swimming pool still works.
Has old garage door opener, but never installed.

Zoning and Historical	
1. Property is zoned: (Check One) <input checked="" type="checkbox"/> residential <input type="checkbox"/> commercial <input type="checkbox"/> historical <input type="checkbox"/> office <input type="checkbox"/> agricultural <input type="checkbox"/> industrial <input type="checkbox"/> urban conservation <input type="checkbox"/> other <input type="checkbox"/> unknown <input type="checkbox"/> no zoning classification	
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	

Flood and Water	Yes	No
3. What is the flood zone status of the property? _____		✓
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?		✓
5. Are you aware of any flood insurance requirements concerning the property?		✓
6. Are you aware of any flood insurance on the property?		✓
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?	⓪	✓
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"		✓
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?		✓
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?		✓

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Additions/Alterations/Repairs

	Yes	No
11. Are you aware of any additions being made without required permits?		<input checked="" type="checkbox"/>
12. Are you aware of any previous foundation repairs?		<input checked="" type="checkbox"/>
13. Are you aware of any alterations or repairs having been made to correct defects?		<input checked="" type="checkbox"/>
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?		<input checked="" type="checkbox"/>
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?		<input checked="" type="checkbox"/>
16. Approximate age of roof covering, if known _____ number of layers, if known <u>3</u>		
17. Do you know of any current defects with the roof covering? <u>New Roof placed 3/2025</u> old	<input checked="" type="checkbox"/>	
18. Are you aware of treatment for termite or wood-destroying organism infestation?		<input checked="" type="checkbox"/>
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$ _____		<input checked="" type="checkbox"/>
20. Are you aware of any damage caused by termites or wood-destroying organisms?		<input checked="" type="checkbox"/>
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?		<input checked="" type="checkbox"/>
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		<input checked="" type="checkbox"/>
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?		<input checked="" type="checkbox"/>

Environmental

	Yes	No
24. Are you aware of the presence of asbestos?		<input checked="" type="checkbox"/>
25. Are you aware of the presence of radon gas?		<input checked="" type="checkbox"/>
26. Have you tested for radon gas?		<input checked="" type="checkbox"/>
27. Are you aware of the presence of lead-based paint?		<input checked="" type="checkbox"/>
28. Have you tested for lead-based paint?		<input checked="" type="checkbox"/>
29. Are you aware of any underground storage tanks on the property?		<input checked="" type="checkbox"/>
30. Are you aware of the presence of a landfill on the property?		<input checked="" type="checkbox"/>
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		<input checked="" type="checkbox"/>
32. Are you aware of the existence of prior manufacturing of methamphetamine?		<input checked="" type="checkbox"/>
33. Have you had the property inspected for mold?		<input checked="" type="checkbox"/>
34. Are you aware of any remedial treatment for mold on the property?		<input checked="" type="checkbox"/>
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?		<input checked="" type="checkbox"/>
36. Are you aware of any wells located on the property?		<input checked="" type="checkbox"/>
37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/>

Property Shared in Common, Easements, Homeowner's Associations and Legal

	Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	<input checked="" type="checkbox"/>	
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		<input checked="" type="checkbox"/>
40. Are you aware of encroachments affecting the property?		<input checked="" type="checkbox"/>
41. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____		<input checked="" type="checkbox"/>
42. Are you aware of any zoning, building code or setback requirement violations?		<input checked="" type="checkbox"/>

Buyer's Initials _____

Seller's Initials RY

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Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3)		Yes	No
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?			<input checked="" type="checkbox"/>
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?			<input checked="" type="checkbox"/>
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?			<input checked="" type="checkbox"/>
46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually			<input checked="" type="checkbox"/>
47. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other _____ If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)			<input checked="" type="checkbox"/>

Miscellaneous	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?	<input checked="" type="checkbox"/>	
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed?		<input checked="" type="checkbox"/>

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

crack by last bedroom (outside wall)
Our fence connects to our neighbors in 1 spot.
Backyard floods about 50% with heavy rain.
There are holes throughout the house (mostly doors, but
2 wall holes). Attic door is damaged, water seeps
in maybe an inch in by door with extreme weather.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? ☐ YES ☐ NO If yes, how many? _____

Rachel Gula 2/9/25
 Seller's Signature Date

garage
One cabinet had to be repaired due to it being loose
 Seller's Signature Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature _____ Date _____ Purchaser's Signature _____ Date _____

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission www.orec.ok.gov.

Buyer's Initials _____ Seller's Initials RG Initials are for acknowledgment purposes only

Address: 116 SW 10th Street Wilburton OK 74578 (Property)

SQUARE FOOTAGE ACKNOWLEDGEMENT

Square footage measurements of a Property (intended to include a residential dwelling, improvements and lot; vacant lot; acreage; or leased residential property) can vary from a few feet to several hundred feet, regardless of the source of information, and may be affected by alterations or the manner in which the Property was measured. There is no single uniform system for the precise measurement of a Property. There are often discrepancies and inaccuracies in measurements of the Property.

The Broker/Associate (intended to include Listing Broker/Associate, Selling Broker/Associate, and Leasing Broker/Associate) has not measured the Property. **The Broker/Associate makes no representation or warranty, expressed or implied, of the size of the Property or the accuracy of any measurements of the Property.**

- ✓ Square footage measurements can vary greatly and the Broker/Associate only reports information contained in any appraisals of the Property provided by the Seller/Lessor, builder plans or permits, and public tax records.
- ✓ The Broker/Associate has no duty or obligation to independently investigate or measure the size of the Property.
- ✓ The Broker/Associate has no duty or obligation to independently verify the accuracy of square footage measurements contained in any appraisals of the Property provided by the Seller/Lessor, builder plans or permits, or public tax records.
- ✓ **In making the decision to purchase/lease, Buyer/Lessee is not relying on the square footage measurements of the Property contained in any document, appraisal, report, advertisement, multiple listing service report, or other information provided by the Broker/Associate.**

As Buyer/Lessee, it is your right to determine and satisfy for yourself the square footage (size) of the Property. You have the right to measure or to hire your own professional or other individual you believe capable of measuring the Property. Such measurements must be completed within the Investigation, Inspections and Reviews time period provided for in the Contract of Sale of Real Estate or the lease contract.

By signing below Buyer/Lessee acknowledges having received, read and signed this Square Footage Acknowledgement prior to entering into a contract for the purchase/lease of the Property.

Buyer/Lessee Signature (Date)

Buyer/Lessee Signature (Date)

Seller/Lessor acknowledges receipt of signed Square Footage Acknowledgement with Buyer's/Lessee's offer to purchase/lease the Property.

Rachel Gorham 2/9/25
Seller/Lessor Signature (Date)

Rachel Gorham

Seller/Lessor Signature (Date)

(This form, after signed by Buyer/Lessee, is to be presented with offer to purchase/lease to Seller/Lessor)

WARRANTY DEED JOINT TENANCY



KNOW ALL MEN BY THESE PRESENTS THAT,
DALTON J. THOMAS, A SINGLE PERSON, herein referred to as Grantors for and in consideration of the sum of TEN AND NO/100 (10.00) Dollars to us paid by RACHEL M. BLOXHAM and DENNIS W. BLOXHAM, AS JOINT TENANTS and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, hereinafter referred to as Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantees, their heirs, successors, and assigns forever:

A TRACT OF LAND IN THE W½ OF LOT 67, TOWNSITE ADDITION NO. 4, LATIMER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 680.93 FEET NORTH ALONG THE WEST LINE OF LOTS 71 AND 67, AND 20.00 FEET EAST ALONG A LINE PARALLEL TO THE SOUTH LOT LINE OF LOT 71, FROM THE SOUTHWEST CORNER OF LOT 71; THENCE 125.00 FEET EAST ALONG A LINE PARALLEL TO THE SOUTH LOT LINE OF LOT 71; THENCE 80.00 FEET NORTH ALONG A LINE PARALLEL TO THE WEST LOT LINE OF LOT 67; THENCE 125.00 FEET WEST ALONG A LINE PARALLEL TO THE SOUTH LOT LINE OF LOT 71; THENCE 80.00 FEET SOUTH ALONG A LINE PARALLEL TO THE WEST LOT LINE OF LOT 67 TO THE POINT OF BEGINNING.

This conveyance is made subject to Easements, Restrictions, Covenants, Conditions and prior mineral conveyances of record, including matters shown on recorded plats.

PROPERTY ADDRESS: 116 SW 10TH STREET, WILBURTON, OK 74578
MAILING ADDRESS: Same

TOGETHER with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said Grantees, as joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 8 day of April, 2016

DALTON J. THOMAS

STATE OF OKLAHOMA
COUNTY OF PITTSBURG

Before me, the undersigned, a Notary Public in and for said County and State on this 8 day of April, 2016, personally appeared DALTON J. THOMAS, A SINGLE PERSON, to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that HE executed the same as HIS free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:

My Commission Number:

VM/BLOXHAM 81491



NOTARY PUBLIC