

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 3-5-25

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may seller states that the information contained in this Disclosure is correct to the best of Seller's CURKENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and str			de)		11424 Saint Wendel Rd,	Evansville,	IN 47720			
 The following are in the condition 	ons indicated:	6 9								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	1753075325-2875-144	ot ctive	Do Not Know
Built-in Vacuum System	~				Cistern	~				
Clothes Dryer					Septic Field/Bed				~	
Clothes Washer	V				Hot Tub	~				
Dishwasher			-		Plumbing			,		
Disposal	V				Aerator System	/				
Freezer	~				Sump Pump	1				
Gas Grill	1				Irrigation Systems					
Hood			/		Water Heater/Electric				V	
Microwave Oven	~				Water Heater/Gas	/				
Oven	1				Water Heater/Solar	V				
Range Quec.					Water Purifier	./				
Refrigerator			-	1	Water Softener	V				
Room Air Conditioner(s)				1	Well	V				
Trash Compactor	V /				Septic and Holding Tank/Septic Mound	_				
TV Antenna/Dish	V			 	Geothermal and Heat Pump	-				
Other:	- V				Other Sewer System (Explain)	1				
Other.			-	1	Other Sewer System (Explain)	/				
					Swimming Pool & Pool Equipment					
				-				Yes	No	Do Not Know
				 	Are the structures connected to a p	ublic water e	etom?	./	-	KIIOW
B. Electrical	None/Not		Not	Do Not				V	1	
System	Included/	Defective	Know	Are the structures connected to a public sewer system? Are there any additions that may require improvements to				V		
Air Purifier	Rented				the sewage disposal system?					
Burglar Alarm	V	-	-	-	If yes, have the improvements beer	completed of	on the			
Ceiling Fan(s)		-		-	sewage disposal system? Are the improvements connected to	a private/co	mmunity			
Garage Door Opener / Controls	/			-	water system?		,			
Inside Telephone Wiring	~	 			Are the improvements connected to	a private/co	mmunity			
and Blocks/Jacks	/				sewer system? D. HEATING & COOLING	None/Not			lot	Do No
Intercom	1	 			SYSTEM	Included	Defective	Defectiv		Know
Light Fixtures	 	 	_/	-		Rented				
Sauna	V		-		Attic Fan		-			ļ
Smoke/Fire Alarm(s)	- V	-		+	Central Air Conditioning			<u>'</u>	<u>/</u>	
Switches and Outlets		 	-	+	Hot Water Heat	/				
Vent Fan(s)	-	_			Furnace Heat/Gas			•		
60/[100/200 Amp Service	 			-	Furnace Heat/Electric	/				
(Circle one)					Solar House-Heating	/				
Generator	/				Woodburning Stove	1				
NOTE: Means a condition th					Fireplace	/				
effect on the value of the proper or safety of future occupants of					Fireplace Insert	1				
or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.					Air Cleaner	V	ļ			ļ
					Humidifier	1				
					Propane Tank	V				
					Other Heating Source	V				
disclosure form is not a warranty prospective buyer or owner may the purchaser at settlement tha acknowledge receipt of this Disc Signature of Seller,	y by the owner later obtain. It the conditions are by sign	er or the owne At or before s on of the pro	er's agent, if a ettlement, the operty is subs	ny, and the decomposition of t	certifies to the truth thereof, based or lisclosure form may not be used as a sure of the disclose any material change same as it was when the disclosure Signature of Buyer	substitute for In the physic	any inspection of all condition of	ons or v of the pr er and	varranti operty	es that to or certify ser here
Signature of Seller Date (mm/dd/yy)				Signature of Buyer				Date (mm/dd/yy)		
The Seller hereby certifies that the	condition of	the property is	s substantially	the same as	it was when the Seller's Disclosure form	was original	ly provided to	the Buy	/er.	
Signature of Seller (at closing)		p				- Commission of the Commission		-		1111
			Date (m.	m/dd/yy) Paga	Signature of Seller (at closing)			Dat	e (mm/c	dd/yy)

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Midwest Land & Lifestyles, L.L.C. 512 S Green River Road Evansville IN 47715 William Hitch

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Fax: (812)477-9868

Property address (number and street, city, state, a	and ZIP co		Saint Wendel I	Rd, Evansville, IN 47720				
2. ROOF	YES	NO	DO NOT KNOW		YES	NO	DO NOT	
Age, if known Years.			KNOW	4. OTHER DISCLOSURES	YES	NO	KNOW	
Does the roof leak?				Do structures have aluminum wiring?		V		
Is there present damage to the roof?				Are there any foundation problems with the structures?		V		
Is there more than one layer of shingles on the		/		Are there any encroachments?				
house?				Are there any violations of zoning, building codes, or restrictive covenants?		/		
If yes, how many layers?				Is the present use of non-conforming use?				
				Explain:				
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW			,		
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<i></i>						
s there any contamination caused by the				Is the access to your property via a private road?		1		
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?	/			
decontaminated by an inspector approved		~		Is the access to your property via an easement?		/		
under IC 13-14-1-15? Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		1		
methamphetamine or dumping of waste from he manufacture of methamphetamine in a residential structure on the property?		\checkmark		Are there any structural problems with the building?		1		
Explain:				Have any substantial additions or alterations been made without a required building permit?		/		
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		/		
				Is there any damage due to wind, flood, termites, or rodents?		V		
				Have any structures been treated for wood destroying insects?	/			
				Are the furnace/woodstove/chimney/flue all in working order?	/			
E. ADDITIONAL COMMENTS AND/OR EXPLANATI	ONS:			Is the property in a flood plain?		/		
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		-		
Cur And lord in	hon	np		Does the property contain underground storage tank(s)?				
Seller Ansat Lord in	,,,,,			Is the homeowner a licensed real estate salesperson or broker?		/		
				Is there any threatened or existing litigation regarding the property?		/		
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		/		
				Is the property located within one (1) mile of an airport?		1		
KNOWLEDGE. A disclosure form is not a wanspections or warranties that the prospective the physical condition of the property or certisclosure form was provided. Seller and Pure of Seller.	rranty by e buyer o rtify to th	the own or owner r ie purchas ereby acki	er or the owner may later obtain ser at settlemen nowledge receip	ler, who certifies to the truth thereof, based on the 's agent, if any, and the disclosure form may not be. At or before settlement, the owner is required to dis that the condition of the property is substantially of this Disclosure by signing below. Signature of Buyer	used as	s a substi ny materia	tute for a il change is when t	
Ku Jaile			3-7-25 (mm/dd/yy)	Signature of Pungs				
Signature of Seller		Date	(mm/dd/yy)	Signature of Buyer		Date (mr	паагуу)	
	the prope			me as it was when the Seller's Disclosure form was origi	ina lly pro			
Signature of Seller (at closing)		Date	(mm/dd/yy)	Signature of Seller (at closing)		Date (mr	n/dd/yy)	



FORM #03.

46	CERTIFICATION OF ACCURACY		
47	The following parties have reviewed the information	n above and	d certify, to the best of their knowledge, that the information they
48	have provided is true and accurate.		
49			
50	This Certification and Acknowledgment may be exe	ecuted simul	ultaneously or in two or more counterparts, each of which shall be
51	deemed an original, but all of which together sh	nall constitut	ute one and the same instrument. The parties agree that this
52	Certification and Acknowledgment may be trans	smitted betv	tween them electronically or digitally. The parties intend that
53	electronically or digitally transmitted signatures of	constitute or	original signatures and arebinding on the parties. The origina
54	document shall be promptly delivered, if requested.		
55			SELLER'S SIGNATURE Jankar 3/1/21 SELLER'S SIGNATURE DATE
56			7 / 100 ganthe 3/7/XI
57	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE U DATI
58			
59			Kenneth Jarboe
60	PRINTED		PRINTED
61			
62			
63	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE DAT
64			
65			
66	PRINTED		PRINTED
67			n/a OXAA
68			1/1/11/11/ Hitel 3/5/25
60	SELLING RROKER*	DATE	LISTING BROKER DAT

William Hitch

*Only required if the Buyer's Broker receives compensation from the Seller.



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LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

1	PROPE	RIY	ADDRESS: 11424 Saint Wendel Rd, Evansville, IN 47720
2	LEAD V	VARI	NING STATEMENT
4 5 6 7 8		such pois redu preg	by buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that a property may present exposure to lead from lead-based paint that may place young children at risk of developing lead oning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, used intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to mant women. The seller of any interest in residential real property is required to provide the buyer with any information ead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
10		kno	wn lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
11		prior	to purchase.
13			
14			DISCLOSURE
15 16	(a.) Pre	senc	e of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)
17 18	(i)		Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
19 20 21	(ii)	X	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
22			
23	. ,	cords	and reports available to the seller: (check (i) or (ii) below)
24 25 26 27	(i)		Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales. Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
28			
29 30	(ii)	X	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
31			CKNOWLEDGEMENT (initial)
32	(c.)		
33	(d.)		
34 35 36	(e.) (i)		received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
37 38 39	(ii)		OR waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
40	BBUNI	=D/b	ACKNOWLEDGMENT (initial)
41	(f.) Å	TIP	_Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42	··/ ///		of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word
43			"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
44			
45			
			11424 Saint Wendel Rd, Evansville, IN 47720
			(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales) COPYRIGHT IAR 2025