

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 6825 SW Highway 270Wilburton

OK 74578

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				NA
Swimming Pool	✓			
Hot Tub/Spa				NA
Water Heater <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	✓✓			
Water Purifier				NA
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				NA
Sump Pump				NA
Plumbing	✓			
Whirlpool Tub				NA
Sewer System <input type="checkbox"/> Public <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon	✓			
Air Conditioning System <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Heat Pump	✓			
Window Air Conditioner(s)				NA
Attic Fan				NA
Fireplaces				NA
Heating System <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Heat Pump	✓			
Humidifier				NA
Ceiling Fans	9✓			
Gas Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane	✓			
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				NA

Buyer's Initials _____

Seller's Initials WME W

Initials are for acknowledgment purposes only

Appliances/Systems/Services (Continued from page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Electric Air Purifier				NA
Garage Door Opener (2)	✓✓			
Intercom				NA
Central Vacuum				NA
Security System <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed				NA
Smoke Detectors	2			
Fire Suppression System Date of Last Inspection _____				NA
Dishwasher	✓			
Electrical Wiring	✓			
Garbage Disposal	✓			
Gas Grill	✓			
Vent Hood	✓			
Microwave Oven	✓			
Built-in Oven/Range	✓			
Kitchen Stove	✓			
Trash Compactor				NA
Built-In Ice maker				NA
Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed				NA
Source of Household Water <input type="checkbox"/> Public <input type="checkbox"/> Well <input checked="" 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.

Zoning and Historical

1. Property is zoned: (Check One) ☐ residential ☐ commercial ☐ historical ☐ office ☐ agricultural
☐ industrial ☐ urban conservation ☐ other ☐ unknown ☒ no zoning classification
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? ☐ Yes ☒ No ☐ 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?		✓
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?		✓

Buyer's Initials _____ Seller's Initials WML RL Initials are for acknowledgment purposes only

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 <u>2023</u> number of layers, if known <u>1</u>		
17. Do you know of any current defects with the roof covering?		<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? <u>Pipe Line ; Rural Water Line</u>	<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 WMB W Initials are for acknowledgment purposes only

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 \$ <u>50.00</u> Paid to Whom <u>Westend VFD</u> Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input checked="" 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.

16. Total Roof replaced in 2023.

18. Years ago had subsurface treatment where treated ground around house.

36. Have a well that was used for lawn & garden, not tested for human consumption.

40-38. Neighbor said his survey showed fence was on his land. Fence has been there over 35 years.

39. Rural water has line along front of property. Gas line runs through property.

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? _____

W. Neal Wood
Seller's Signature

3-26-25
Date

Nancy K. Wood
Seller's Signature

03-30-25
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 WN NK

Initials are for acknowledgment purposes only

Address: 6825 SW Highway 270

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.

W. Neal Wood
Seller/Lessor Signature

March 26 2025
(Date)

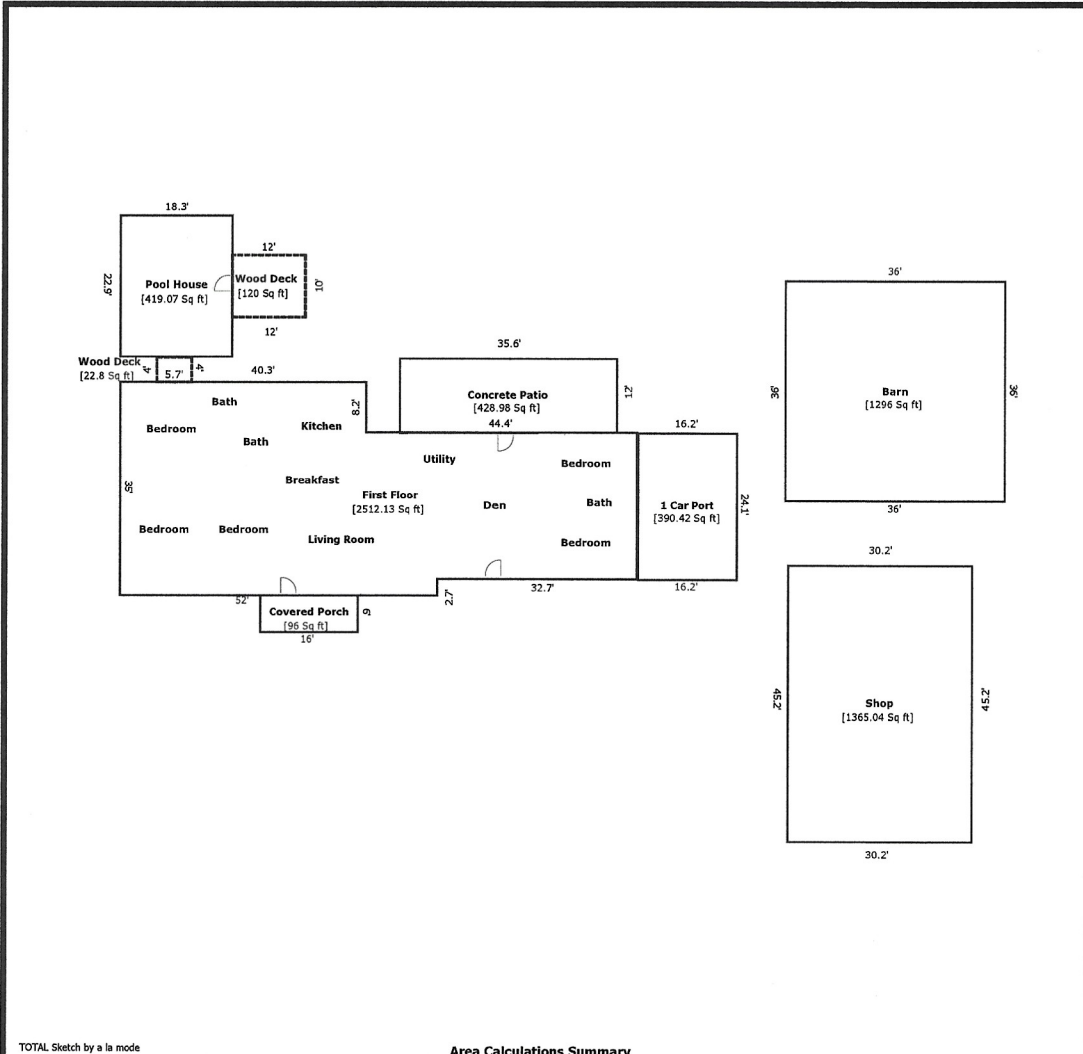
Spencer K. Wood
Seller/Lessor Signature

03-26-2025
(Date)

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

Building Sketch

Borrower	N/A				
Property Address	6825 SW Highway 270				
City	Wilburton	County	Latimer	State	OK Zip Code 74578
Lender/Client	J-Mack Realty and Auction				



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details		
First Floor	2512.13 Sq ft	35 × 40.3	=	1410.5
		24.1 × 32.7	=	788.07
		11.7 × 26.8	=	313.56
Total Living Area (Rounded):	2512 Sq ft			
Non-living Area				
Wood Deck	22.8 Sq ft	5.7 × 4	=	22.8
Pool House	419.07 Sq ft	22.9 × 18.3	=	419.07
Barn	1296 Sq ft	36 × 36	=	1296
Shop	1365.04 Sq ft	30.2 × 45.2	=	1365.04
Concrete Patio	428.98 Sq ft	35.6 × 12	=	427.2
		0.5 × 35.6 × 0.1	=	1.78
1 Car Port	390.42 Sq ft	24.1 × 16.2	=	390.42
Wood Deck	120 Sq ft	10 × 12	=	120
Covered Porch	96 Sq ft	16 × 6	=	96

Appraisal License

State of Oklahoma



Glen Mulready, Insurance Commissioner

Oklahoma Real Estate Appraiser Board

This is to certify that:

Bobby W Ketcher

has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a State Certified Residential Real Estate Appraiser in the State of Oklahoma.

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 25th day of January , 2024 .

Handwritten signature of Glen Mulready in black ink.

*Glen Mulready, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board*

Members, Oklahoma Real Estate Appraiser Board



Handwritten signature of a board member in black ink.

Handwritten signature of a board member in black ink.

Handwritten signature of a board member in black ink.

Handwritten signature of a board member in black ink.

Brandon Witt

Lavonna M Milam

Handwritten signature of a board member in black ink.

Expires:

01/31/2027

Oklahoma Appraiser Number:

11674CRA