

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

Date (month, day, year) May 19, 2025

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

Selier's curves that the information contained in this Disclosure is correct to the best of Selier's CURRENT ACTOAL 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 street, city, state, and ZIP code) 1. The following are in the conditions indicated: 900 Ln 105 Lake James, Angola, IN 46\703

None/Not None/Not Not Do Not Do Not Not A. APPLIANCES Defective C. WATER & SEWER SYSTEM Defective Included/ Included Defective Defective Know Rented Rented Built-in Vacuum System Cistern Clothes Dryer Septic Field/Bed V Clothes Washer V • Hot Tub Dishwasher V Plumbing Disposal Aerator System Freezer Sump Pump Gas Grill Irrigation Systems Hood • Water Heater/Electric V Microwave Oven Water Heater/Gas Oven Water Heater/Solar Range Water Purifier **N** Refrigerator Water Softener Room Air Conditioner(s) Well V Trash Compactor Septic and Holding Tank/Septic Mound TV Antenna/Dish V Geothermal and Heat Pump Other: Other Sewer System (Explain) lift station Swimming Pool & Pool Equipment Do Not Yes No Know Are the structures connected to a public water system? **B. Electrical** Do Not None/No Defective Are the structures connected to a public sewer system? Included/ Defective Know System Are there any additions that may require improvements to Rented the sewage disposal system? Air Purifier If yes, have the improvements been completed on the Burglar Alarm sewage disposal system? Are the improvements connected to a private/community Ceiling Fan(s) water system? Garage Door Opener / Controls V Are the improvements connected to a private/community Inside Telephone Wiring sewer system? and Blocks/Jacks **D. HEATING & COOLING** None/Not Do Not Not Defective Intercom Included Defective Know SYSTEM Rented Light Fixtures Attic Fan Sauna Central Air Conditioning Smoke/Fire Alarm(s) V Hot Water Heat Switches and Outlets \checkmark Furnace Heat/Gas Vent Fan(s Furnace Heat/Electric 60/100/200 Amp Service Solar House-Heating (Circle one) Generator Woodburning Stove ~ NOTE: Means a condition that would have a significant"Defect" adverse Fireplace effect on the value of the property, that would significantly impair the health 1 Fireplace Insert or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected Air Cleaner normal life of the premises. Ń Humidifier ~ Propane Tank • Other Heating Source The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below. Signature of Selle Date (mm/dd/yy) Signature of Buye Date (mm/dd/yy) Karen Elizabeth Stahr, Trustee May 19, 2025 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 substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer. Signature of Seller (at closing) Signature of Seller (at closing) Date (mm/dd/yy) Date (mm/dd/yy)

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2. ROOF	DO N		DO NOT KNOW				DO NOT
Age, if known Years.				4. OTHER DISCLOSURES	YES	NO	KNOW
Does the roof leak?				Do structures have aluminum wiring? Are there any foundation problems with the			
Is there present damage to the roof?				structures?			
Is there more than one layer of shingles on the house?				Are there any encroachments?			
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?	\Box		
				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?							
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via a private road?			
				Is the access to your property via a public road?			
				Is the access to your property via an easement? Have you received any notices by any			
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a				Are there any structural problems with the building?			
residential structure on the property? 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?			
			Have any structures been treated for wood destroying insects?				
				Are the furnace/woodstove/chimney/flue all in working order?			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:			Is the property in a flood plain?				
(Use additional pages, if necessary)			Do you currently pay for flood insurance? Does the property contain underground storage				
				tank(s)?			
				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?			
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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 substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.							
Signature of Seller (at closing) Date (mm/dd/yy)			Signature of Seller (at closing)		Date (mn	n/dd/yy)	

EQUAL HOUSING OPPORTUNITY

FORM #03.