

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

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1. Date June 26, 2026
2. Page 1 of _____ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE.

5. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
 7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
 8. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing, of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
 9. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. **This disclosure is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.**

10. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
 11. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

12. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any other option.

13. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does not apply. "NO" may mean that Seller is unaware.

14. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).

15. Property located at 3738 Nw 85th Ave,

16. City of Owatonna, County of Steele,

17. State of Minnesota, Zip Code 55060 ("Property").

18. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

19. (1) What date did you Acquire Build the home? Built 2005 - Purchased FROM Builder 2006
----- (Check one.) -----

20. (2) Type of title evidence: Abstract Registered (Torrens) Unknown

21. Location of Abstract: _____

22. Is there an existing Owner's Title Insurance Policy? Yes No

23. (3) Have you occupied this home continuously during your ownership? Yes No

24. If "No," explain: _____

25. (4) Is the home suitable for year-round use? Yes No

26. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No

27. (6) Does the Property include a manufactured home? Yes No

28. If "Yes," HUD #(s) is/are _____

29. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

48. Page 2

49. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

50. Property located at 3738 Nw 85th Ave Owatonna MN 55060

51. (7) Is the Property located on a public or a private road? Public Private Public: no maintenance

52. (8) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some
53. flood zones may require flood insurance.

54. (a) Do you know which zone the Property is located in? Yes No

55. If "Yes," which zone? _____

56. (b) Have you ever had a flood insurance policy? Yes No

57. If "Yes," is the policy in force? Yes No

58. If "Yes," what is the annual premium? \$ _____

59. If "Yes," who is the insurance carrier? _____

60. (c) Have you ever had a claim with a flood insurance carrier or FEMA? Yes No

61. If "Yes," please explain: _____

62. _____

63. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance
64. premiums are increasing, and in some cases will rise by a substantial amount over the premiums
65. previously charged for flood insurance for the Property. As a result, Buyer should not rely on the
66. premiums paid for flood insurance on this Property previously as an indication of the premiums that
67. will apply after Buyer completes their purchase.

68. Are there any

69. (9) homeowners associations or shared amenities? Yes No

70. (10) encroachments? Yes No

71. (11) covenants, historical registry, reservations, or restrictions, that affect
72. or may affect the use or future resale of the Property? Yes No

73. (12) governmental requirements or restrictions that affect or may affect the use or future
74. enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? Yes No

75. (13) easements, other than utility or drainage easements? Yes No

76. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

77. _____

78. _____

79. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they
80. currently exist on the Property?

81. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

82. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? Yes No

83. If "Yes," give details of what happened and when: 2009 Sump Pump failed Replaced pump + battery
84. REPLACED CARPET, added outside sump pump - Hail Damage Replaced roof Back up 2020

85. (2) Have you ever had an insurance claim(s) related to the Property? Yes No

86. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? Sump pump failure

87. _____

88. Did you receive compensation for the claim(s)? Yes No

89. Did you have the items repaired? Yes No

90. What dates did the claim(s) occur? _____

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

91. Page 3

92. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

93. Property located at 3738 Nw 85th Ave Owatonna MN 55060

94. (3) (a) Has/Have the structure(s) been altered?
 95. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No
 96. If "Yes," please specify what was done, when, and by whom (owner or contractor):

97. _____
 98. _____

99. (b) Has any work been performed on the Property? (e.g., additions to the
 100. Property, wiring, plumbing, retaining wall, general finishing) Yes No
 101. If "Yes," please explain: 40x72 SHEO

102. _____

103. (c) Are you aware of any work performed on the Property for which
 104. appropriate permits were not obtained? Yes No
 105. If "Yes," please explain: _____

106. _____

107. (4) Are you aware of any professional remediation efforts to eliminate odors? Yes No
 108. If "Yes," give details as to what happened and when: _____

109. _____

110. (5) Has there been any damage to flooring or floor covering? Yes No
 111. If "Yes," give details of what happened and when: _____

112. _____

113. (6) Do you have or have you previously had any pets? Yes No
 114. If "Yes," indicate type _____ and number _____

115. (7) **THE FOUNDATION:** The type of foundation is (i.e., block, poured, wood, stone, other):
 116. POURED

117. (8) **THE BASEMENT, CRAWLSPACE, SLAB:**

118. (a) cracked floor/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(e) leakage/seepage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
119. (b) drain tile problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(f) sewer backup? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
120. (c) flooding? <input type="checkbox"/> Yes <input type="checkbox"/> No	(g) wet floors/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
121. (d) foundation problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(h) other? _____ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

122. Give details to any questions answered "Yes": POOLED WATER WITH sump pump failure
 123. Immediately TORE UP CARPET TO avoid wall damage. INSURANCE
 124. AGENT REVIEWED AND REPLACED ALL CARPET TO KEEP IT THE SAME
 125. throughout basement, as it was

125. (9) **THE ROOF:**

126. (a) What is the age of the roofing material? SHINGLED IN 2020 AFTER hail Damage
 127. Home: 2020 years Garage(s)/Outbuilding(s): 2020 years
 128. (b) Has there been any interior or exterior damage? Hail Damage Yes No
 129. (c) Has there been interior damage from ice buildup? Yes No
 130. (d) Has there been any leakage? Yes No
 131. (e) Have there been any repairs or replacements made to the roof? Yes No



**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

132. Page 4

133. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

134. Property located at 3738 Nw 85th Ave Owatonna MN 55060

135. Give details to any questions answered "Yes": _____

136. _____

137. (10) **THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

138. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): Vinyl

139. (b) cracks/damage? Yes No

140. (c) leakage/seepage? Yes No

141. (d) other? Yes No

142. Give details to any questions answered "Yes": two small spots that a rock or
ball hit. Repaired those areas

144. **C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:**

145. **NOTE:** Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working condition. Check "No" for items not in working condition. Working order means all components of the items specified below.

	NA	Working Order			NA	Working Order	
		Yes	No			Yes	No
151. Air-conditioning.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window				Propane tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153. Air exchange system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	152. <input checked="" type="checkbox"/> Rented <input type="checkbox"/> Owned			
154. Carbon monoxide detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	153. Range/oven.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
155. Ceiling fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	154. Range hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156. Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155. Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157. Clothes dryer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	156. Security system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158. Clothes washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	157. <input checked="" type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned <u>monthly Fee</u>			
159. Dishwasher.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	158. Smoke detectors (battery)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160. Doorbell.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	159. Smoke detectors (hardwired).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
161. Drain tile system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	160. Solar collectors.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162. Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	161. Sump pump..... <u>2. Basement Battery Backup</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163. Environmental remediation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	162. Toilet mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164. (e.g., radon, vapor intrusion) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	163. Trash compactor.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
165. Exhaust system <u>Air Exchanger</u> <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	164. TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
166. Fire sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	165. TV cable system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
167. Fireplace.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	166. TV receiver	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
168. Fireplace mechanisms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	167. TV satellite dish.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
169. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168. <input checked="" type="checkbox"/> Rented <input type="checkbox"/> Owned			
170. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169. Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
171. Garage door auto reverse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	170. Water purification system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
172. Garage door opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	171. <input type="checkbox"/> Rented <input type="checkbox"/> Owned			
173. Garage door opener remote.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	172. Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
174. Garbage disposal.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	173. <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
175. Heating system (central).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	174. Water treatment system... <u>Iron System</u> <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
176. Heating system (supplemental).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	175. <input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
177. Incinerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	176. Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
178. Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	177. Window treatments.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
179. In-ground pet containment system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	178. Wood-burning stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
180. Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	179. Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
181. Microwave.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	180. Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
182. Plumbing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	181. Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				182. Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

183. Page 5

184. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

185. Property located at ³⁷³⁸ Nw 85th Ave Owatonna MN 55060

186. Are there any items or systems on the Property connected or controlled wirelessly,
187. via internet protocol ("IP"), to a router or gateway or directly to the cloud? Yes No

188. Comments regarding issues in Section C: _____

189. _____

190. **D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

191. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

192. Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described

(Check one.)-----

193. real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement:*
194. *Subsurface Sewage Treatment System*.)

195. There is an abandoned subsurface sewage treatment system on the above-described real Property.
196. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)

197. **E. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
198. (Check appropriate box(es).)

199. Seller does not know of any wells on the above-described real Property.

200. There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well*.)

201. This Property is in a Special Well Construction Area.

202. There are wells serving the above-described Property that are not located on the Property.

203. (1) How many properties or residences does the shared well serve? _____

204. (2) Is there a maintenance agreement for the shared well? Yes No

205. If "Yes," what is the annual maintenance fee? \$ _____

206. **F. PROPERTY TAX TREATMENT:**

207. **Preferential Property Tax Treatment**

208. Is the Property subject to any preferential property tax status or any other credits
209. affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres,
210. Non-Profit Status, RIM, Rural Preserve, etc.)

Yes No

211. If "Yes," would these terminate upon the sale of the Property? Yes No

212. Explain: _____

213. _____

214. **G. NOTICES/SPECIAL ASSESSMENTS:**

215. The following questions are to be answered to the best of Seller's knowledge.

216. Seller HAS HAS NOT received a notice regarding **any** proposed, ongoing, or completed improvement

(Check one.)-----

217. project from **any** assessing authorities, the cost of which may be assessed, or is currently assessed, against the
218. Property. If "HAS", please attach and/or explain:

219. _____

220. _____

221. _____

222. **H. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
223. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
224. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

225. Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,

(Check one.)-----

226. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
227. survive the closing of any transaction involving the Property described here.

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

228. Page 6

229. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

230. Property located at 3738 Nw 85th Ave Owatonna MN 55060.

231. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
232. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-
233. exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.

234. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
235. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
236. Revenue Code.

237. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
238. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
239. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
240. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

241. **I. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

242. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

243. Seller is not aware of any methamphetamine production that has occurred on the Property.

244. Seller is aware that methamphetamine production has occurred on the Property.

245. (See Disclosure Statement: Methamphetamine Production.)

246. **J. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety
247. zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations
248. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
249. if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
250. located.

251. **K. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide
252. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
253. be personal property and may or may not be included in the sale of the home.

254. **L. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.

255. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A
256. person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal
257. remains or human burial grounds is guilty of a felony.

258. Are you aware of any human remains, burials, or cemeteries located on the Property? Yes No

259. If "Yes," please explain: _____

260. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
261. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
262. Statute 307.08, Subd. 7.

263. **M. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they
264. currently exist on the Property?

265. (1) Animal/Insect/Pest Infestation? Yes No (6) Lead? (e.g., paint, plumbing) Yes No

266. (2) Asbestos? Yes No (7) Mold? Yes No

267. (3) Diseased trees? Yes No (8) Soil problems? Yes No

268. (4) Formaldehyde? Yes No (9) Underground storage tanks? Yes No

269. (5) Hazardous waste/substances? Yes No (10) Vapor intrusion? Yes No

270. (11) Other? _____ Yes No

271. (12) Have you ever been contacted or received any information from any governmental
272. authority pertaining to possible or actual environmental contamination (e.g., vapor
273. intrusion, drinking water, and/or soil contamination, etc.) affecting the Property? Yes No

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

274. Page 7

275. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

276. Property located at 3738 Nw 85th Ave Owatonna MN 55060

277. (13) Are you aware if there are currently, or have previously been, any orders issued
278. on the Property by any governmental authority ordering the remediation of a
279. public health nuisance on the Property? Yes No
280. If answer above is "Yes," all orders HAVE HAVE NOT been vacated.
------(Check one.)-----

281. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section M.
282. _____
283. _____
284. _____
285. _____

286. N. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

287. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL
288. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends
289. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can
290. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

291. Every buyer of any interest in residential real property is notified that the property may present exposure to
292. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
293. Radon, a Class A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading
294. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
295. information on radon test results of the dwelling.

296. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
297. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and
298. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

299. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
300. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
301. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
302. the court. Any such action must be commenced within two years after the date on which the buyer closed the
303. purchase or transfer of the real Property.

304. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual
305. knowledge.

306. (a) Radon test(s) HAVE HAVE NOT occurred on the Property.
------(Check one.)-----
307. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE: Seller shall attach the most**
308. **current records and reports pertaining to radon concentration within the dwelling:**

309. _____
310. _____

312. (c) There IS IS NOT a radon mitigation system currently installed on the Property.
------(Check one.)-----
312. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
313. description and documentation.

314. _____
315. _____

316. EXCEPTIONS: See Section S for exceptions to this disclosure requirement.

317. O. CHRONIC WASTING DISEASE IN CERVIDAE: (The following Seller disclosure satisfies MN Statute 35.155, Subd. 11(d).)

318. Has Chronic Wasting Disease been detected on the Property? YES NO
319. If Yes, see *Disclosure Statement: Chronic Wasting Disease*.
------(Check one.)-----



**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

320. Page 8

321. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

322. Property located at 3738 Nw 85th Ave Owatonna MN 55060

323. **P. OTHER DEFECTS/MATERIAL FACTS/ADDITIONAL COMMENTS:** Are there any other material facts that could
324. adversely and significantly affect an ordinary buyer's use or enjoyment of the Property or any intended use of the
325. Property? Yes No. If "Yes," explain: _____
326. _____
327. _____
328. _____
329. _____
330. _____
331. _____
332. _____

333. **Q. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
334. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
335. leaving the home.

336. Examples of exterior moisture sources may be:
- 337. • improper flashing around windows and doors,
 - 338. • improper grading,
 - 339. • flooding,
 - 340. • roof leaks.

341. Examples of interior moisture sources may be:
- 342. • plumbing leaks,
 - 343. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
 - 344. • overflow from tubs, sinks, or toilets,
 - 345. • firewood stored indoors,
 - 346. • humidifier use,
 - 347. • inadequate venting of kitchen and bath humidity,
 - 348. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
 - 349. • line-drying laundry indoors,
 - 350. • houseplants—watering them can generate large amounts of moisture.

351. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
352. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
353. Therefore, it is very important to detect and remediate water intrusion problems.

354. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
355. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious
356. health problems, particularly in some immunocompromised individuals and people who have asthma or allergies
357. to mold.

358. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
359. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
360. Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
361. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
362. Property.

363. **R. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
364. offender registry and persons registered with the predatory offender registry under MN Statue 243.166
365. may be obtained by contacting the local law enforcement offices in the community where the property
366. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
367. Corrections web site at <https://coms.doc.state.mn.us/publicregistrantsearch>.



DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

368. Page 9

369. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

370. Property located at ³⁷³⁸ Nw 85th Ave Owatonna MN 55060

371. **S. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:**

372. **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

373. (1) real property that is not residential real property;
374. (2) a gratuitous transfer;
375. (3) a transfer pursuant to a court order;
376. (4) a transfer to a government or governmental agency;
377. (5) a transfer by foreclosure or deed in lieu of foreclosure;
378. (6) a transfer to heirs or devisees of a decedent;
379. (7) a transfer from a co-tenant to one or more other co-tenants;
380. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
381. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
382. (10) a transfer of newly constructed residential property that has not been inhabited;
383. (11) an option to purchase a unit in a common interest community, until exercised;
384. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
385. (13) a transfer to a tenant who is in possession of the residential real property; or
386. (14) a transfer of special declarant rights under section 515B.3-104.

389. **MN STATUTES 144.496: RADON AWARENESS ACT**

390. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
391. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

392. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the
393. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not
394. waive, limit, or abridge any obligation for seller disclosure created by any other law.

395. **No Duty to Disclose:**

396. (A) There is no duty to disclose the fact that the Property
397. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
 398. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
 399. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
 400. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
 401. nursing home.
402. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
403. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
404. manner, provides a written notice that information about the predatory offender registry and persons
405. registered with the registry may be obtained by contacting the local law enforcement agency where the
406. property is located or the Department of Corrections.
407. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs
408. (A) and (B) for property that is not residential property.
409. (D) **Inspections.**
410. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
 411. Property if a written report that discloses the information has been prepared by a qualified third party
 412. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
 413. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
 414. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
 415. or investigation that has been conducted by the third party in order to prepare the written report.
 416. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
 417. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

MN:DS:SPDS-9 (8/25)

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

418. Page 10

419. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

420. Property located at 3738 Nw 85th Ave Owatonna MN 55060

421. T. ADDITIONAL COMMENTS: _____

422. _____

423. _____

424. _____

425. _____

426. _____

427. _____

428. _____

429. U. SELLER'S STATEMENT:

430. (To be signed at time of listing.)

431. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing
432. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
433. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement
434. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the
435. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the
436. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting
437. the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

438. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**
439. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**
440. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**

441. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

442. Lawrence D. McChes 6/26/26 Colleen MWA 6.26.26
(Seller) (Date) (Seller) (Date)

443. V. BUYER'S ACKNOWLEDGEMENT:

444. (To be signed at time of purchase agreement.)

445. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
446. that no representations regarding facts have been made other than those made above. This Disclosure Statement
447. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
448. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

449. The information disclosed is given to the best of Seller's knowledge.

450. _____
(Buyer) (Date) (Buyer) (Date)

451. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE
452. NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.





Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless and odorless gas that comes from the soil. The gas can accumulate in the home. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, any home can have high levels of radon.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota.

Before signing a purchase agreement to sell or transfer residential real property, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property
2. the most current records and reports pertaining to radon concentrations within the dwelling
3. a description of any radon levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in nonsmokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk. A home's radon levels may change in the future, so test every 2-5 years, or sooner if there is major remodeling or changes to the foundation, heating, cooling, or ventilation.

Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling."

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Closed-house conditions include keeping all windows and doors closed, except for normal entry and exit, and temperature set to 65 – 80 °F. For a full list of closed-house conditions please visit mn.gov/radon/notice.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished. If other foundations are present, such as a crawl space or slab on grade, also test the rooms above these foundations.

Place the test kit:

- 20 inches to 6 feet above the floor
- 3 feet from exterior doors and windows
- 1 foot from exterior walls
- away from heat sources and drafts caused by vents and fans
- not in enclosed areas or areas of high heat/humidity

How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Because these tests are time-sensitive there are two testing options. For both tests, test for a minimum of 2 days.

Continuous Radon Monitor (CRM)

MDH recommends CRMs in real estate testing. CRMs are calibrated, provide more data, and may detect tampering. The average of the results are used to make a decision to mitigate.

Simultaneous Short-Term Testing

Two short-term test kits are placed side by side, 4" – 8" apart. The results of the two tests are averaged and used to make a decision to mitigate.

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a licensed professional.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,500 to \$3,000.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

All radon testing and mitigation should be conducted by licensed radon professionals. Radon service providers, such as home inspectors, must be licensed. A list of these licensed radon professionals can be found at MDH's radon web site. MDH conducts free inspections, upon request, of recently installed radon mitigation systems, to check that they meet requirements.

More Radon Information

www.mn.gov/radon

Last Updated 4/2023

MDH Indoor Air Unit

PO Box 64975
St Paul, MN 55164-0975

Contact Information

651-201-4601
800-798-9050
health.indoorair@state.mn.us

DISCLOSURE STATEMENT: WELL

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- 1. Date June 26, 2020
- 2. Page 1 of _____ pages: THE REQUIRED MAP
- 3. IS ATTACHED HERE AND MADE A PART OF THIS
- 4. DISCLOSURE.

- 5. Minnesota Statute 1031.235 requires that, before signing an agreement to sell or transfer real property, Seller must disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the location of each well.
- 6. In the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.
- 7. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real property where the well is located.
- 8. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates wells for further information about these issues. For additional information on wells, please visit the Minnesota Department of Health's website at www.health.state.mn.us.

19. **Instructions for completion of this form are on page two (2).**

20. **PROPERTY DESCRIPTION:** Street Address: 3738 Nw 85th Ave,
 21. City of Owatonna, County of Steele,
 22. State of Minnesota, Zip Code 55060.

23. **LEGAL DESCRIPTION:** ALL TH PT OF SE1/4 OF SW1/4 BEG AT SE COR OF SW1/4 TH N335' W412.24' N409.73' W198.06' S202.46' S161
 24. .05' S431.44'
 25. _____ ("Property").

26. **WELL DISCLOSURE STATEMENT: (Check appropriate boxes.)**

27. Seller certifies that the following wells are located on the above-described real Property.

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SHARED	SEALED
28. Well 1	<u>717057</u>	<u>274</u>	<u>2005</u>	<u>Casement</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Well 2	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Well 3	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

31. Is this property served by a well not located on the Property? Yes No
 32. If "Yes," please explain: _____
 33. _____

36. **NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 87-97. If a well is not in use, it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not transferable. If a well is operable and properly maintained, a maintenance permit is not required.**

- 40. If the well is, "Shared":
- 41. (1) How many properties or residences does the shared well serve? _____
- 42. (2) Who manages the shared well? _____
- 43. (3) Is there a maintenance agreement for the shared well? Yes No
- 44. If "Yes," what is the annual maintenance fee? \$ _____



DISCLOSURE STATEMENT: WELL

46. Property located at 3738 Nw 85th Ave Owatonna MN 55060

47. **OTHER WELL INFORMATION:**

48. Date well water last tested for contaminants: 5/28/2020 Test results attached? Yes No

49. Contaminated Well: Is there a well on the Property containing contaminated water? Yes No

50. Comments: _____

51. _____

52. _____

53. _____

54. _____

55. _____

56. _____

57. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.

58. When was the well sealed? _____

59. Who sealed the well? _____

60. Was a Sealed Well Report filed with the Minnesota Department of Health? Yes No

61. **MAP: Complete the attached Disclosure Statement: Location Map showing the location of each well on the**
62. **real Property.**

63. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part(/ies) in
64. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

65. **INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT**

66. **DEFINITION:** A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise
67. constructed if the excavation is intended for the location, diversion, artificial recharge, or acquisition of groundwater.

68. **MINNESOTA UNIQUE WELL NUMBER:** All new wells constructed AFTER January 1, 1975, should have been
69. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this
70. date, you should have the unique well number in your property records. If you are unable to locate your unique well
71. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number
72. is available, please indicate the depth and year of construction for each well.

73. **WELL TYPE:** Use one of the following terms to describe the well type.

74. **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use.
75. Examples of water wells are: domestic wells, drive-point wells, dug wells, remedial wells, and municipal
76. wells.

77. **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically
78. large-diameter wells connected to a large pressure distribution system.

79. **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is
80. typically used to access groundwater for the extraction of samples.

81. **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction
82. or use of underground spaces.

83. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract
84. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat
85. loops).

DISCLOSURE STATEMENT: LOCATION MAP

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1. Page 1 of 1 pages

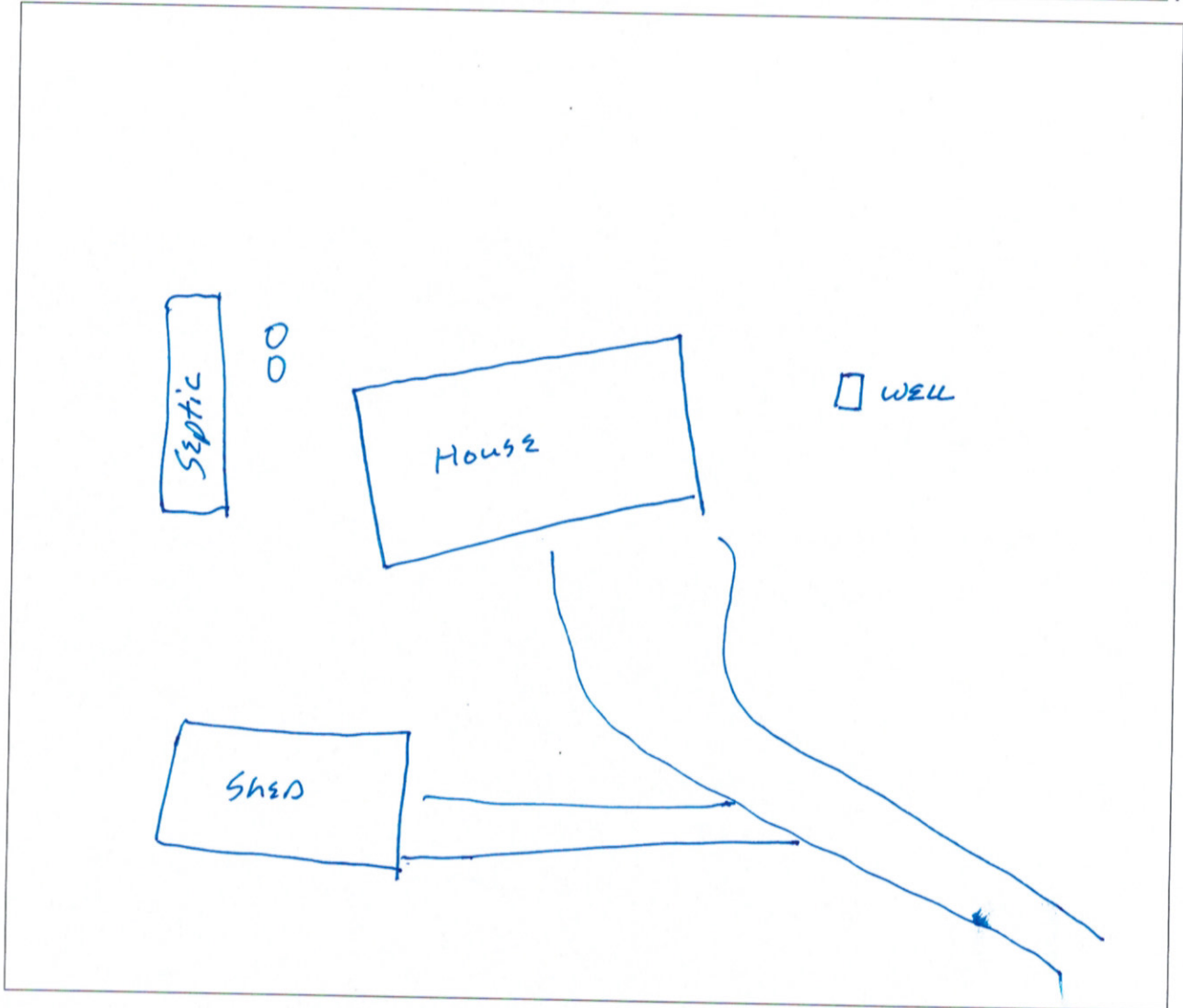
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.

4. SUBSURFACE SEWAGE TREATMENT SYSTEM WELL METHAMPHETAMINE PRODUCTION AREA
(Check all that apply.)

5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

6. Property located at 3738 Nw 85th Ave Owatonna MN 55060

7. ALL TH PT OF SE1/4 OF SW1/4 BEG AT SE COR OF SW1/4 TH N335' W412.24' N409.73' W198.06' S202.46' S161.05' S431.44'



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial:

JOM E/26/26
(Seller) (Date)

(Buyer) (Date)

10.

Cam 6-26-26
(Seller) (Date)

(Buyer) (Date)

11. MN-IM (8/25)

ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER