

Stacey Stracke

How long has the seller owned the property? 15 year(s)

NEBRASKA REAL ESTATE COMMISSION SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

Is seller currently occupying the property? (Circle one) YES NO If yes, how long has the seller occupied the property? ______ year(s)
If no, has the seller ever occupied the property? (Circle one) YES NO If yes when? From _____ (year) to _____ (year)

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This disclosure statement concerns the in the city of 'Ne u			County	of H	, State of	Nebrask	a and leg	gally des	cribed as:
(partial legal detained per tolt as MIRESTE WEBSITE)									
This statement is a disclosure of the condition of the real property known by the seller on the date on which this statement is signed. This									
statement is <u>NOT a warranty of any la substitute for any inspection or warranty</u> , the purchaser may property. Any agent representing a lany actual or possible sale of the re	kind by to arranty to rely on principal eal prope	he selle hat the info the info in the t erty. The	or any ourchas ormation ransact o inform	agent re er may v n contair ion may ation pro	resenting a principal in the transaction, ish to obtain. Even though the information de herein in deciding whether and on we provide a copy of this statement to any covided in this statement is the represent intract between the seller and purchaser.	and <u>sho</u> on provi hat tern other pe	ded in to ns to purson in	this state urchase connect	epted as ement is the real tion with
provision or space for indicating, insert more than one item as listed below ple working, one not working, and one not "3" on the line provided next to the iter comments section in PART III.	"N/A" in ease put included m descrip	the appr the num , put a "1 otion to i	opriate I bered in I" in eac indicate	the appr the appr h of the " total num	nt IN FULL. If any particular item or matter of items is unknown, write "UNK" on the blapriate box. For example – if the home has Working", "Not Working", and "None/Not Incomer of item. You may also provide additional GE AS OF THE DATE THIS DISCLOSURE	ank prov three ro- luded" be al explar	om air coxes for nation of	onditione that item any iten	erty has ers, one n, and a n in the
AND SIGNED BY THE SELLER, THE	CONDITI	ON OF	THE RE	AL PROP	ERTY IS:				
PART I – If there is more than one of Comments section in PART III of this d the property, or will not be included in the	isclosure	stateme	ent, or no	umber se one/Not i		ns unles e. If an i	s othervitem in the	nis Paπ i	s not on
Section A -Appliances	Working	Not Working	Do not know if working	None / Not included	Section B - Electrical Systems	Working	Not Working	Do not know if working	None / Not included
1. Refrigerator		10		1	Electrical service panel capacity AMP Capacity (if known)	/			
2. Clothes Dryer				1	fuse circuit breakers	V	_		
3. Clothes Washer	Distal.			>	2. Ceiling fan(s) (number)		~	1000000	-
4. Dishwasher				1	Garage door opener(s) (number) Garage door remote(s) (number)				
5. Garbage Disposal				1	5. Garage door keypad(s) (number)				1
6. Freezer				1	6. Telephone wiring and jacks				V.
7. Oven				~	7. Cable TV wiring and jacks				
8. Range				1	8. Intercom or sound system wiring				V
9. Cooktop			15315	V	9. Built-In speakers				V
AL Data - Avenue Toron				~	10. Smoke detectors (number)				V
10. Microwave oven	Marie et al.			1	11. Fire alarm				V
11. Built-In vacuum system and equipment		35 - 9		-/	12. Carbon Monoxide Alarm (number)				V
12. Range ventilation systems				-	13. Room ventilation/exhaust fan (number)		-		
3. Gas grill				V	14. 220 volt service 15. Security System		V		
4. Room air conditioner (number)				1	Owned Leased Central station monitoring				1
5. TV antenna / Satellite dish				V	16. Have you experienced any problems with the electrical system or its components?		nts sectio	he condition in PART e statemen	III of this
6. Trash compactor					YES NO	- 150	ociosul (- Justinell	
eller's Initials ARH LH Prope acke Realty, LLC, 102 E Hwy 20, PO Box 4 Stuart, NE 68 Produce	780				TONEILLUNE. Phone: 4023402990 Fax le Road, Fraser, Michigan 48026 www.zipl.ogix.com	Buyer'	s Initia	ls	_'

Se	ction C - Heating and Cooling Systems	Working	Not Working	Do not Know if working	None / Not included
1.	Air purifier				V
2.	Attic fan	Jan	~	100	
3.	Whole house fan	Water St	10.00		/
4.	Central air conditioning year installed (if known)				V
5.	Heating system year installed (if known) Gas Electric Other (specify)				~
6.	Fireplace / Fireplace Insert				~
7.	Gas log (fireplace)	1155		70 75	V
8.	Gas starter (fireplace)	the same		The box	V
9.	Heat pump year installed (if known)				V
10.	Humidifier	1/23/20			V
11.	Propane Tank year installed (if known) Rent Own				V
12.	Wood-burning stove year installed (if known)				V

Section D - Water Systems	Working	Not Working	Do not Know if working	None / Not included
1. Hot tub / whirlpool			11/41/202	V
2. Plumbing (water supply)			~	
3. Swimming pool		TEXAU	13//	\
4. a. Underground sprinkler system	150,00			V
b. Back-flow prevention system	10000		101	V
5. Water heater year installed (if known)	E Morale			~
6. Water purifier year installed (if known)				-
7. Water softener Rent Own			$\Psi_{(2,777)}$	V
8. Well system		-43 _X	100	V
Section E - Sewer Systems	Working	Not Working	Do not Know if working	None / Not included
Plumbing (water drainage)	422		Limited	V
2. Sump pump (discharges to)	1			
3. Septic System	1875	T R THE S	8.1	~

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Se	ection A -Structural Conditions	YES	NO	Do not Know
1.	Age of roof (if known) 10 year(s)	N/A	N/A	
	Does the roof leak?		~	100
3.	Has the roof leaked?		~	
4.	Is there presently damage to the roof?	Processing of	~	
5.	Has there been water intrusion in the basement or crawl space?		100	
6.	Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?			
7.	Are there any structural problems with the structures on the real property?		~	
8.	Is there presently damage to the chimney?	a description	~	
9.	Are there any windows which presently leak, or do any insulated windows have any broken seals?		10	V

Section A -Structural Conditions	YES	NO	Do not Know
10. Year property was built (if known)	N/A	N/A	1
Has the property experienced any moving or settling of the following:	_		1
- Foundation		V	第 年。2
- Floor		1	
- Wall		-	18/208
- Sidewalk		1	LONG TO STATE OF
- Patio	2003	V	
- Driveway		V	36.79
- Retaining wall		V	/
12. Any room additions or structural changes?			0

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

S	ection B - Environmental Conditions	YES	NO	Do not Know
1.	Asbestos		V	
2.	Contaminated soil or water (including drinking water)		/	
3.	Landfill or buried materials			
4.	Lead-based paint			1
5.	Radon Gas		1	6.
6.	Toxic materials		V	

Section B - Environmental Conditions		YES	NO	Do not Know
7.	Underground fuel, chemical or other type of storage tank?		1	
8.	Have you been notified by the Noxious Weed Control Authority in the last 3 years of the presence of noxious weeds, as defined by Nebraska Iaw (N.A.C. Title 25, Ch. 10), on the property?		/	
9.	Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		V	

Seller's Initials ARHIR 4	Property Address	111	FREMONT	,0'	NEKL	NE.	Buyer's Initials	/	
	Produced with zipForm® by z	ipLogix	18070 Fifteen Mile Road	I, Frase	, Michigan 480	26 www.zipLogix.com			

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Se	ction C - Title Conditions	YES	NO	Do not Know	Section C -
1.	Any features, such as walls, fences and driveways which are shared?		1		10. Does ov to use a
2.	Any easements, other than normal utility easements?		1		tennis c areas?
3.	Any encroachments?	F. (1)	1/	P1500 - 1.2	11. Is there
4.			V		b. Is the
5.	Any lot-line disputes?	belian=	1		owners
6.	Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?		V		13. Any noting government of the government of t
7.	Any planned road or street expansions, improvements, or widening adjacent to the real property?		V		15. Any dee record a
			/	100000000000000000000000000000000000000	16. Any uns
8.	Any condominium, homeowners', or other type of association which has any authority over the real property?		1	0.000	17. Any disp property
9,	Any private transfer fee obligation upon sale?		1		18. Any other

Section C - Title Conditions	YES	NO	Do not Know
Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?		V	
11. Is there a common wall or walls?	400000	2.230	
b. is there a party wall agreement?	10263	V	
Any lawsuits regarding this property during the ownership of the seller?		1	
13. Any notices from any governmental or quasi- governmental agency affecting the real property?		V	
Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		V	
15. Any deed restrictions or other restrictions of record affecting the real property?		V	
16. Any unsatisfied judgments against the seller?	We have the	V	
17. Any dispute regarding a right of access to the real property?			
18. Any other title conditions which might affect the real property?		V	

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Se	ction D - Other Conditions	YES	NO	Do not Know
1.	a. Are the dwelling(s) and the improvements connected to a public water system?			
	b. Is the system operational?		1	
2.	Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?		ر	
	b. Is the system operational?	A TANKS	V	
3.	If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?			V
4.	Are the dwelling(s) and the improvements connected to a public sewer system?	1		
	b. Is the system operational?	1	11 1100/	100000000000000000000000000000000000000
5.	Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?		40	1
	b. Is the system operational?		No.	V
6.	Are the dwelling(s) and the improvements connected to a septic system?		1	
	b. Is the system operational?	1888	V	
7.	Has the main sewer line from the house ever backed up or exhibited slow drainage?		V	

Outline D. Otton Conditions	WATER OF THE PARTY	Normal features	Do not
Section D - Other Conditions	YES	NO	Know
8. a. Is the real property in a flood plain?			V
b. Is the real property in a floodway?	100 0100		
9. Is trash removal service provided to the real property? If so, are the trash services public private		1	
10. Have the structures been mitigated for radon? If yes, when?			1
11. Is the property connected to a natural gas system?	/		
12. Has a pet lived on the property? Type(s)		1	
Are there any diseased or dead trees, or shrubs on the real property?		/	,
14. Are there any flooding, drainage, or grading problems in connection to the real property?		/	
15. a. Have you made any insurance or manufacturer claims with regard to the real property?		/	
b. Were all repairs related to the above claims completed?		/	
Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?		/	

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

8	ction E - Cleaning / Servicing	YEAR	YES	NO	Do not know	None / Not Included
1.	Servicing of air conditioner					V
2.	Cleaning of fireplace, including chimney					W
3.	Servicing of furnace				193	V
4.	Professional inspection of furnace A/C (HVAC) System					V
5.	Servicing of septic system					V

	ction E - Cleaning / Servicing	YEAR	YES	NO	Do not know	None / Not Included
6.	Cleaning of wood-burning stove, including chimney			/		
7.	Treatment for wood-destroying insects or rodents			1		
8.	Tested well water	Salve de		1		
9.	Serviced / treated well water			V		

Saller's Initials ARH, RH	Property Address /// FR	ement, O'NEICK, NE
Seller S Illinais/ (1917)	Tropolog Traditions	

Buyer's Initials	1
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ller hereby certifies that this disclosure statement, which consists of at Seller has completed this disclosure statement to the best of Seller's believement is completed and signed by the Seller.	lef and knowledge as the date nefeor, which is the date this disclosure
eller's Signature Hu A While C	Date 4-30-
	Date 4-30
eller's Signature Guth Her lack	Date 9-30
7 7 20	
	STATEMENT, UNDERSTANDING AND CERTIFICATION
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE	
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE We acknowledge receipt of a photocopy of the above Seller Property Cor NOT a warranty of any kind by the seller or any agent representing any print to be accepted as a substitute for any inspection or warranty that I/we not tatement is the representation of the seller and not the representation of a sund purchaser; and certify that disclosure statement was delivered to me/us	incipal in the transaction; understand that such disclosure statement shot may wish to obtain; understand the information provided in this disclosu any agent, and is not intended to be part of any contract between the sel s or my/our agent on or before the effective date of any contract entered in
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