

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

(Iowa disclosure form based on 193E Iowa Administrative Code § 14.1)

Property address: 14610 330th St, Strawberry Point, IA 52076

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent acting on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S):

- A. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
- B. Disclose all known conditions materially affecting this property;
- C. If an item does not apply to this property, indicate that it is not applicable (N/A);
- D. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP);
- E. Additional pages may be attached as needed;
- F. Keep a copy of this statement with your other important papers.

DISCLOSURES:

1. Basement/Foundation: Any known water or other problems? Yes No
2. Roof: Any known problems? Yes No
 Any known repairs? Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20___
3. Well and Pump: Any known problems? Yes No
 Any known repairs? Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20___
 Any known water tests? Yes No
 If yes, date of last report: ___ / ___ / 20___ and results: _____
4. Septic Tanks/Drain Fields: Any known problems? Yes No
 Location of tank: Front of house to South East
 Date tank last cleaned: 09/15/2023

Regarding #7 below, New evaporator coil needs to be installed, it is in place, needs lines attached and coolant recharged.

- 5. Sewer System: Any known problems?Yes No
 Any known repairs?Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20 ___
- 6. Heating System(s): Any known problems?Yes No
 Any known repairs?Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20 ___
- 7. Central Cooling System(s): Any known problems?Yes No
 Any known repairs?Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20 ___
- 8. Plumbing System(s): Any known problems?Yes No
 Any known repairs?Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20 ___
- 9. Electrical System(s): Any known problems?Yes No
 Any known repairs?Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20 ___
- 10. Pest Infestation (e.g., termites, carpenter ants): Any known problems?Yes No
 If yes, date(s) of treatment: ___ / ___ / 20 ___
 Any known structural damage?Yes No
 If yes, date(s) of repairs/replacement: ___ / ___ / 20 ___
- 11. Asbestos: Any known to be present in the structure?Yes No
 If yes, explain: _____
- 12. Radon: Any known tests for the presence of radon gas?Yes No
 If yes, date of last report: ___ / ___ / 20 ___ and results: _____

- 13. Lead-Based Paint: Any known to be present in the structure?Yes No
- 14. Flood Plain: Do you know if the property is located in a flood plain?Yes No
 If yes, what is the flood plain designation? _____

- 15. Zoning: Do you know the zoning classification of the property?.....Yes No
 If yes, what is the zoning classification? _____

- 16. Covenants: Is the property subject to restrictive covenants?Yes No
 If yes, attach a copy or state where a true, current copy of the covenants can be obtained:

ONE WELL

17. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect on the property?.....Yes [] No [X]

Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property?.....Yes [] No [X]

18. Physical Problems: Any known settling, flooding, drainage or grading problems?Yes [] No [X]

19. Structural Damage: Any known structural damage?Yes [] No [X]

You MUST explain any "YES" response(s) above. Use the back of this statement or additional sheets as necessary:

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s).

The Seller(s) has owned the property since 09 / 15 / 2009. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

Seller(s) acknowledges requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Seller(s): SHAMROCK VALLEY PROPERTIES, LLC, by:

Sign: [Signature]
Print: **John R. Cantwell**
Date: 03 / 07 / 20 24

BUYER(S) ACKNOWLEDGMENT:

Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection Buyer(s) may wish to obtain.

Buyer(s) acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer(s):

Sign: _____ Sign: _____
Print: _____ Print: _____
Date: ___ / ___ / 20 ___ Date: ___ / ___ / 20 ___

Property address: 14610 330th St, Strawberry Point, IA 52076

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

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

~~(i)~~ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

X (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

X (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) 205 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u>	<u>03/14/2024</u>		
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>3-11-24</u>		
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>3-11-24</u>		
Agent	Date	Agent	Date

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

(Iowa disclosure form based on 193E Iowa Administrative Code § 14.1)

Property address: 14642 330th St, Strawberry Point, IA 52076

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent acting on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S):

- A. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
- B. Disclose all known conditions materially affecting this property;
- C. If an item does not apply to this property, indicate that it is not applicable (N/A);
- D. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP);
- E. Additional pages may be attached as needed;
- F. Keep a copy of this statement with your other important papers.

DISCLOSURES:

1. Basement/Foundation: Any known water or other problems? Yes [] No [
2. Roof: Any known problems?.....Yes [] No [
Any known repairs?Yes [] No [
If yes, date of repairs/replacement: ___ / ___ / 20___
3. Well and Pump: Any known problems?^{None}Yes [] No [
Any known repairs?Yes [] No [
If yes, date of repairs/replacement: ___ / ___ / 20___
Any known water tests?Yes [] No [
If yes, date of last report: ___ / ___ / 20___ and results: _____

4. Septic Tanks/Drain Fields: Any known problems?^{WELL OF SPRUCE}Yes [] No [
Location of tank: _____
^{NEVER}
Date tank last cleaned: ___ / ___ / 20___

5. Sewer System: Any known problems?Yes No
 Any known repairs?Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20 ___
6. Heating System(s): Any known problems?Yes No
 Any known repairs?Yes No
 If yes, date of repairs/replacement: ___ / ___ / 20 ___
7. Central Cooling System(s): Any known problems?Yes No
 Any known repairs?Yes No
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8. Plumbing System(s): Any known problems?Yes No
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 If yes, what is the flood plain designation? _____

15. Zoning: Do you know the zoning classification of the property?.....Yes No
 If yes, what is the zoning classification? _____

16. Covenants: Is the property subject to restrictive covenants?Yes No
 If yes, attach a copy or state where a true, current copy of the covenants can be obtained:

One Well on farm @ H&L supply's all water

17. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect on the property?.....Yes No
- Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property?.....Yes No
18. Physical Problems: Any known settling, flooding, drainage or grading problems?Yes No
19. Structural Damage: Any known structural damage?Yes No

You MUST explain any "YES" response(s) above. Use the back of this statement or additional sheets as necessary:

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s).

The Seller(s) has owned the property since 03 / 15 / 2021. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

Seller(s) acknowledges requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Seller(s): SHAMROCK VALLEY PROPERTIES, LLC, by:

Sign: [Signature]
Print: John R. Cantwell
Date: 03 / 07 / 20 23

BUYER(S) ACKNOWLEDGMENT:

Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection Buyer(s) may wish to obtain.

Buyer(s) acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer(s):

Sign: _____ Sign: _____
Print: _____ Print: _____
Date: ___ / ___ / 20 ___ Date: ___ / ___ / 20 ___

Property address: 14642 330th St, Strawberry Point, IA 52076

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(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ✓ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) JKS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>JK</u> Seller	<u>09/19/2024</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>JKS</u> Agent	<u>9-11-24</u> Date	_____ Agent	_____ Date