

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

For use in North Dakota only

This form approved by the Fargo-Moorhead Area Association of REALTORS® which disclaims any liability arising out of the use or misuse of this form.

1 ADDRESS: 4920 County Rd 28 - Hazen ND (2nd Street NW) PAGE 1

2 Seller authorizes Brokers or Salespersons to provide the following information to prospective Buyer. This is not a warranty or guarantee
3 of any kind by Seller or any Licensee representing any parties and is not a substitute for inspections or warranties the parties may wish to
4 obtain. Information presented in this form is not intended to be part of any contract between Buyer and Seller.

5 SELLER:

- 6 • You are to personally complete this form.
7 • Please answer all line items, even if your answer is "unknown".
8 • If more space is needed, place additional comments on Page 8 and include the line number you are referencing.

9 BUYER:

- 10 • You are encouraged to thoroughly inspect the property personally or have it inspected by a third party and to inquire about
11 any specific areas of concern.

12 SELLER & BUYER:

- 13 • THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE AND PERTAINS
14 TO THE DURATION OF SELLER'S OWNERSHIP.
15 • The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
16 • Please initial by any changed answers or mistakes made on this form.

17 GENERAL INFORMATION:

18 Date you purchased/built (acquired) the home? Inherited June 28, 2024, Built mid 1950's

19 Was the structure moved to this site? [X]no []yes []unknown If yes, when? _____

20 Type of title evidence []abstract []registered (Torrens) [X]unknown

21 Location of abstract or owners duplicate certificate of title Mercer County Abstract office

22 Are all structures located within the boundaries of the property? [X]yes []no explain []unknown
23 one grain bin borders property but is owned by adjacent property owner.

24 Have you occupied the home continuously in the past 12 months? [X]yes []no explain

26 Is this property on a public or private road? []public [X]private explain []public - no maintenance explain
27 Public access to private road leading to homestead

28 Is the home suitable for year round use? [X]yes []no explain _____

30 Have you ever collected insurance claims on the property? (other than flood) []no [X]yes explain
31 (For flood insurance claims, see page 7, line 265) Claim made in 2022 for roof damage

33 If yes, were all repairs made? [X]yes explain []no explain Yes, shingles replaced in 2022

35 Has the structure(s) been altered (e.g. additions, changes to load bearing walls)? [X]no []yes explain
36 What was done, when and by whom (owner/contractor) N/A

38 Has remodeling, plumbing, electrical or other work been done on the property? []no [X]yes explain
39 Breaker box upgraded to circuit breakers Furnace replaced and converted to electric in 2009,
40 Permit required? []yes [X]no Permit obtained? []yes []no explain

42 Was the work approved by the appropriate government inspector(s), if required? []yes []no explain [X]n/a

44 Do you currently have or have you previously had pets? [X]no []yes explain

46 INITIAL(S): SELLER DM DATE 11/30/2024 BUYER AM DATE 1/8/2025
47 SELLER JR DATE BUYER DATE 7/2025

48 ADDRESS: 4920 County Rd 28 - Hazen ND

49 PROPERTY DETAILS / CONDITIONS:

50 Roof, siding, walls, ceilings, floors, basement, crawlspace, slab, sidewalks, driveway, garage(s), shed(s), outbuilding(s) etc.:

51 What is the age of the roofing material on the home? 2 years unknown

52 What is the age of the roofing material on the garage/outbuildings etc.? _____ years unknown

53 Siding/exterior type: vinyl metal wood stucco brick rock shingle shake other _____

54 What is the age of the siding material? _____ years unknown

55 Insulation added during your ownership? attic ceiling walls floors Date N/A Type N/A

56 Foundation type: slab crawl space poured block wood brick combination other _____

57 Is/Are there any past or present: (check all that apply and explain amount, frequency, location, repairs, and/or corrections):

58 Damaged siding Cedar siding has some cracks

59 Damaged rain gutters Some hail damage to gutters but remain functional

60 Damaged downspouts Some hail damage to gutters but remain functional

61 Damage to the roof or shingles _____

62 Past/present roof leaks _____

63 Repairs/replacements to the roof or shingles Replaced 2022

64 Interior damage from condensation/ice build-up _____

65 Damaged floor covering _____

66 Flooring or floor covering repaired or replaced due to damage _____

67 Dry rot Some windows have minor dry rot

68 Interior or exterior damage from any cause _____

69 Damage from fire, smoke, wind, flood, hail, snow, broken water line, or disaster Some hail damage

70 Cracks in the sidewalks, patio, retaining walls, or other outside hard surfaced areas Cracks on concrete

71 Cracked floors/walls Basement foundation wall has cracks

72 Bulging floors/walls _____

73 Visible foundation movement _____

74 Flooding: (If checked, note details on flood disclosure page 7) _____

75 Leakage/seepage/dampness (other than flooding) _____

76 _____

77 Wet floors/walls (other than flooding) _____

78 _____

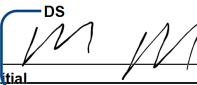
79 Sewer backup (other than flooding) _____

80 _____

81 Sewer blockage _____

82 Sewer line service Drainage field upgraded Date of last service 2022 How often one time

83 Clogged drains _____

84 INITIAL(S): SELLER D.M DATE 11/30/2024 BUYER ^{DS}  DATE 1/7/2025

85 SELLER _____ DATE _____ BUYER AM DATE 1/8/2025

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87 *****SELLER: PLEASE MAKE SURE TO CHECK ALL LINE ITEMS*****

88 **YES: Means item is in working order.**

89 **NO: Means item is not in working order.**

90 **N/A: Means the item is not physically located on the property or Seller is unaware item exists on the property.**

91 *Answers below do not guarantee item is included or not included in sale. See purchase agreement for inclusions/exclusions.*

92 yes no n/a Air conditioning central wall window ductless AC unit _____
93 Date of last AC service _____

94 yes no n/a Bathroom vent/exhaust fan(s) _____

95 yes no n/a Bathroom jetted tub/whirlpool _____

96 yes no n/a Carbon monoxide detector(s) _____

97 yes no n/a Ceiling fan(s) _____

98 yes no n/a Central vacuum _____

99 yes no n/a Dishwasher _____

100 yes no n/a Doors _____

101 All available? yes no _____

102 Any damaged? yes no _____

103 yes no n/a Doorbell(s) _____

104 yes no n/a Drain tile system(s) _____

105 yes no n/a Dryer (clothes) _____

106 yes no n/a Electric attic fan _____

107 yes no n/a Electrical systems Furnace _____

108 yes no n/a Electronic air purifier _____

109 yes no n/a Exhaust fans/systems (other than kitchen/bath) _____

110 yes no n/a Exterior locks _____

111 Keys for each lock? yes no _____

112 yes no n/a Fireplace/heating stove gas electric wood other _____

113 yes no n/a Fireplace chimney/flue components _____

114 Date of last FP/chimney cleaning _____

115 yes no n/a Fireplace remote control(s) How many? _____

116 yes no n/a Fireplace fan _____

117 yes no n/a Fire sprinkler system _____

118 yes no n/a Freezer (free standing) _____

119 yes no n/a Fuel tanks owned rented _____

120 (Type of fuel in tank) oil propane gas other _____

121 yes no n/a Furnace humidifier _____

122 yes no n/a Garage door opener(s) How Many? 1 _____

123 yes no n/a Garage door opener remote(s) How many? _____

124 yes no n/a Garage door auto reverse _____

125 yes no n/a Garbage disposal _____

126 yes no n/a Heat exchanger _____

127 yes no n/a Heat pump _____

128 yes no n/a Heating system- primary What type? Electric _____

129 yes no n/a Heating system- supplemental What type? _____

130 Date of last heating system(s) service October 2024

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134 yes no n/a Hot tub _____

135 yes no n/a Intercom _____

136 yes no n/a Kitchen cooktop gas electric other _____

137 yes no n/a Kitchen wall oven gas electric other _____

138 yes no n/a Kitchen range (burners/oven) gas electric other _____

139 yes no n/a Kitchen exhaust fan Hood fan _____

140 yes no n/a Lawn sprinkler/irrigation system _____

141 yes no n/a Microwave Yes Working _____

142 yes no n/a Plumbing fixtures/mechanisms Yes _____

143 yes no n/a Plumbing systems Yes _____

144 yes no n/a Pool and equipment _____

145 yes no n/a Radon mitigation system _____

146 yes no n/a Refrigerator/freezer Refrigerator _____

147 Is the water and/or ice maker working properly? yes no n/a _____

148 yes no n/a Sauna/steam shower _____

149 yes no n/a Security system owned rented _____

150 yes no n/a Sewer backup valve automatic manual _____

151 yes no n/a Skylights _____

152 Showing signs of damage (i.e. leaking/condensation)? yes no _____

153 yes no n/a Smoke detectors (not hardwired) _____

154 yes no n/a Smoke detectors (hardwired) _____

155 yes no n/a Solar collectors _____

156 yes no n/a Sump pump How many? _____

157 yes no n/a Sump pump backup _____

158 yes no n/a TV cable wiring system _____

159 yes no n/a TV satellite dish _____

160 yes no n/a Trash compactor _____

161 yes no n/a Washer (clothes) Yes _____

162 yes no n/a Water heater gas electric other _____

163 yes no n/a Water softener owned rented _____

164 yes no n/a Water purifier (or osmosis system) owned rented _____

165 yes no n/a Windows Yes _____

166 Any damaged windows (incl. broken glass/seals/frames etc)? yes no Rock chip and crack _____

167 yes no n/a Window screens _____

168 All available? yes no _____

169 Any damaged? yes no _____

170 yes no n/a Window storms (unattached/removable) _____

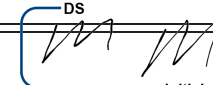
171 All available? yes no _____


172 Any damaged? yes no _____

173 yes no n/a Window blinds/including patio Yes _____

174 yes no n/a Window treatments (curtains/draperies) Yes _____

175 yes no n/a Window mechanisms/hardware (rods/pulls) _____

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179 yes no n/a Wired sound system _____

180 yes no n/a Wireless systems connected via internet protocol ("IP") (not incl personal property) such as

181 wireless security systems, thermostats, door locks, etc. _____

182 OTHER:

183 _____

184 _____

185 _____

186 _____

187 _____

188 Is/Are there any of the following? (check all that apply and explain – attach documentation if available):

189 Covenants _____

190 Deed restrictions _____

191 Encroachments _____

192 Easements _____

193 Reservations _____

194 Zoning infractions _____

195 Right of first refusal _____

196 Existing lease _____

197 Shared features (walls/fences/driveways) Shared driveway with adjacent property owner _____

198 Non-conforming uses _____

199 Homeowner's association _____ \$ _____ per _____

200 Life estate _____

201 Violations of setback requirements _____

202 Notice from any assessing authority of a new improvement project, the cost which may be assessed against the property

203 _____

204 SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

205 Check appropriate box: Seller certifies that Seller does does not know of a subsurface sewage treatment system on or

206 serving the above-described real property. (If does, see Subsurface Sewage Treatment System Disclosure Statement.)

207 There is a subsurface sewage treatment system on or serving the above-described real property.

208 (See Subsurface Sewage Treatment System Disclosure Statement.)

209 There is an abandoned subsurface sewage treatment system on the above-described real property.

210 (See Subsurface Sewage Treatment System Disclosure Statement.)

211 WELL DISCLOSURE STATEMENT AND CERTIFICATE:

212 Seller certifies that Seller does does not know of one or more wells located on the property. (If does, see Well Disclosure

213 Statement.)

214 Are there any wells serving the property that are not located on the property? yes no

215 If yes, how many properties or residences does the shared well serve? _____

216 Is there a maintenance agreement for the shared well? yes no unknown

217 If yes, what is the annual maintenance fee? \$ _____

218 Is there a well on or serving the property that contains contaminated water? yes no unknown

219 To your knowledge, is the property in a Special Well Construction Area? yes no

220 Additional Comments _____

221 INITIAL(S): SELLER DM DATE 11/30/2024 BUYER AM DATE 1/8/2025

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224 PROPERTY TAX DISCLOSURE:

225 Check appropriate box: There is is not an exclusion from market value for home improvements on this property. Any
226 valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for property tax purposes
227 shall increase. If a valuation exclusion exists, Buyer is encouraged to look into the resulting tax consequences.

228 Preferential property tax treatment: Is the property subject to any preferential property tax status or any other credits affecting
229 the property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)? no yes explain

231 If yes, would these terminate upon the sale of the property? yes no explain

233 ENVIRONMENTAL CONCERNS:

234 Was fill dirt brought in since you acquired the property or any time since? no yes unknown

235 If yes, date _____ explain _____

237 Has there been visible mold growth on the property? no yes If yes, explain what caused the mold, when it occurred and
238 what action was taken to remove it and prevent it from recurring _____

242 To your knowledge, have any of the following existed or do they currently exist on the property (check all that apply/explain):

243 Asbestos Old coal furnace may have had asbestos but is unknown

244 Insect, animal, or pest infestations _____

245 Diseased or dead/dying trees/shrubs Tree row has dead trees

246 Hazardous wastes/substances _____

247 Underground storage tanks _____

248 Drainage/standing water issues _____

249 Illicit drug production/sales _____

250 Methamphetamine production _____

251 Signs of soil expansion, contraction, or movement other than situations related to normal conditions _____


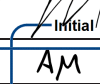
253 SELLER'S RADON DISCLOSURE STATEMENT

254 Radon Warning Statement: Homes in the area may have radon gas levels that exceed EPA standards. If you have concerns about
255 radon, you may want to consider having the property inspected before entering into a contract to purchase or making the inspection
256 a condition of your purchase. For additional information, visit the EPA website: www.epa.gov/radon

257 Has the property been tested for radon? no yes If yes, explain _____

260 Are you aware of any radon concentrations in the property? no yes If yes, explain: _____

263 If yes, attach the most current records and reports pertaining to radon concentrations, mitigation or remediation. If a mitigation
264 system has been installed, include the system description and documents.

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268 FLOOD DISCLOSURE: INCLUDING OVERLAND AND RIVER FLOODING

269 This region experiences high water elevation flood events including overland and river flooding. This is intended to provide
270 information to prospective Buyer concerning the effects of these events on the property.

271 Is the property in a designated 100 year floodplain? yes no unknown

272 Do you carry flood insurance? no yes If yes, is it transferrable? no yes explain _____
273 _____

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

278 Has access to the property ever been impeded due to flood water? no yes explain _____
279 _____

280 Have you ever experienced flood water on the property? no (If no, skip to line 289) yes explain _____
281 _____

282 Have you ever collected a flood insurance claim on the property? no yes explain _____
283 _____

284 If yes, were all insured repairs made? yes no explain _____
285 _____

286 Have you ever made ANY non-insured repairs to the property as a result of flood water? no yes explain _____
287 _____

288 Have buildings ever been touched or affected by flood water? no yes explain _____
289 _____

290 If yes, check all that apply: basement lower level main floor upper level second floor garage
291 outbuildings other _____

292 Source(s) of flood water (check all that apply): river overland seepage (through walls, floor, window wells)
293 sump pump failure/overflow sewer back-up other _____ Approx. depth _____

294 Have sandbags, ring dikes or other protective devices been used to protect window wells or buildings from flood water?
295 no yes explain and include location _____
296 _____

297 Has the property been located within 2 city blocks (approx. 1,000 feet) of a city community neighbor's dike erected to
298 prevent flood water? no yes explain and include location _____
299 _____

300 Have any permanent dikes been installed to protect the property from flood water? no yes explain and include location _____
301 _____

302 Has flood water ever touched any of the sandbags, dikes, or other preventative devices? no yes explain _____
303 _____

304 Have any other preventative measures been taken to prevent flood water (e.g. plug drains, install sump pump back-up, etc.)?
305 no yes explain _____
306 _____

306 Have you made permanent changes to the property to provide additional flood protection? no yes explain _____
307 _____

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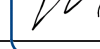

311 **FURTHER EXPLANATIONS:** On each of your responses, reference the line number that corresponds with your detailed answer.
 312 If more space is needed, sign/date and attach additional page(s). _____ *additional pages are attached*

313 _____
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 315 _____
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 317 _____
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 319 _____
 320 _____
 321 _____
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 329 _____
 330 _____

331 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** As a general rule, 26 U.S. Code § 1445 (hereinafter
 332 "FIRPTA") requires a transferee (Buyer) of a United States real property interest to withhold a tax from the proceeds of any
 333 disposition of the real property interest if the transferor (Seller) is a foreign person (any person other than a United States person),
 334 unless an exception to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the FIRPTA.
 335 **Due to the complexity of the FIRPTA, both the Buyer and the Seller are advised to seek appropriate legal and tax advice**
 336 **regarding FIRPTA compliance, since failure to adhere to the FIRPTA withholding rules could result in legal liability to both**
 337 **the Buyer and Seller and their agents or qualified substitutes.**

338 Seller hereby represents and warrants that Seller is is not a foreign person, as defined by the FIRPTA. This representation of
 339 the Seller shall survive closing. Seller's agents and Buyer's agents, and any qualified substitute, as those terms are defined by the
 340 FIRPTA, may rely upon this representation.

341 If the Seller represents that it is a foreign person, the Buyer may be subject to income tax withholding requirements, and the Buyer
 342 could be personally liable for failing to withhold a tax from the proceeds of the real estate disposition, if none of the enumerated
 343 exemptions to the FIRPTA apply to the transaction. If the Seller represents that it is a foreign person, but that one of the exemptions
 344 to the FIRPTA apply, Buyer may require Seller to provide specific documentation as prescribed by the FIRPTA to verify, under
 345 penalty of perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If the Seller
 346 represents that it is not a foreign person, the Buyer, or its agents or qualified substitutes, may require the Seller to provide specific
 347 documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that the Seller is not a foreign person. On or before
 348 closing, the Buyer and Seller agree to complete, execute and deliver any affidavit, instrument, or statement which may reasonably
 349 be required to comply with FIRPTA requirements.

350 INITIAL(S): SELLER D.M. DATE 11/30/2024 BUYER  DATE 1/7/2025
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353 OTHER: Is Seller aware of any material fact not otherwise referred to that could adversely and significantly affect Buyer's use or
 354 enjoyment of the property? no yes *If yes, please explain in detail* _____
 355 _____
 356 _____
 357 _____
 358 _____

359 This Disclosure Statement is not a warranty or a guarantee of any kind by Seller or Broker/Licensee representing or assisting
 360 any party in the transaction and is not a suitable substitute for any inspections or warranties Buyer may wish to obtain. The
 361 information disclosed is given to the best of the Seller's knowledge.

362 **SELLER'S STATEMENT: (TO BE SIGNED AT TIME OF LISTING)**

363 Seller hereby states the condition of the property to be as stated above and authorizes any Agent(s) representing any parties in this
 364 transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.
 365 Seller hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's
 366 knowledge as of the date listed below. If any of the information becomes inaccurate after it is delivered to Buyer and before
 367 closing, the Seller shall notify Buyer and any Licensee representing any party to the transaction in writing of such change.

368 **Desmond Maas** Digitally signed by Desmond Maas
Date: 2024.11.30 12:24:26 -05'00' 11/30/2024
 369 Seller Signature _____ Date _____ Seller Signature _____ Date _____

*****THE FOLLOWING TO BE SIGNED AT TIME OF PURCHASE AGREEMENT*****

370 **BUYER'S ACKNOWLEDGEMENT OF RECEIPT:**

371 Buyer/Prospective Buyer acknowledges receipt of this Seller's Disclosure. Buyer acknowledges that real estate licensees representing
 372 the sale of this property have not made statements concerning the condition of the property other than those listed in this Seller's
 373 Disclosure. Buyer acknowledges that Buyer has been advised to verify the information listed in this statement independently. **Buyer**
 374 **acknowledges and understands that this document is not intended to be a warranty of any kind or a substitute for any**
 375 **inspection of the property Buyer may wish to obtain.**

376 Signed by: Ashley Maas 1/8/2025 DocuSigned by: _____ 1/7/2025
 377 Buyer Signature _____ Date _____ Buyer Signature _____ Date _____

378 **SELLER'S STATEMENT OF CHANGES SINCE DATE DISCLOSURE WAS ORIGINALLY COMPLETED:** the date
 379 below, Seller of the property hereby states that the material facts stated above are the same, except for the changes as indicated
 380 below: (If no changes have occurred, please note "NONE" in space provided.)

381 NONE Signed by: _____ 1/7/2025 Signed by: Jennifer Rasmussen 1/7/2025
 382 _____ Date _____ Date _____
 383 Signed by: Nancy Ollenburger 1/7/2025 DocuSigned by: Desmond Maas 1/7/2025
 384 Seller Signature _____ Date _____ Seller Signature _____ Date _____

385 **BUYER'S ACKNOWLEDGEMENT OF CHANGES: (TO BE SIGNED AFTER SELLER'S STATEMENT)**

386 *Note: Buyer's signature only needed if changes were noted in Seller's Statement above.*

387 _____
 388 Buyer Signature _____ Date _____ Buyer Signature _____ Date _____

389 Brokers and their licensees involved in this real estate transaction make no representations herein and are not
 390 responsible for any conditions as stated on this disclosure.