SELLER'S PROPERTY DISCLOSURE

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NOTICE FOR NORTH DAKOTA PROPERTY:
This form is designed to guide Seller(s) in making the legally required disclosures and to assist Seller(s) to avoid inadvertent nondisclosures of material facts as required by statute. Seller(s) must disclose all material facts Seller(s) is aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the Property or any intended use of the Property of which Seller(s) is aware, even if not specifically asked in this form. Additional space for disclosure is provided on the last page of this form. Seller(s) may attach any additional information as necessary.
Refer to North Dakota Century Code 47-10-02.1 for more detail on requirements of the statute.

DATE: 7-7-26

PROPERTY ADDRESS:

SELLER(s): Estate of Alan Wibstad PR: Tyler Wibstead

Street Address: 5015 89th AVE SE

City: Montpelier State: ND Zip Code: 58472 County: Stutsman

THIS IS NOT A WARRANTY:
This disclosure is not a warranty or guarantee of any kind by Seller(s), Broker(s) or Agent(s) representing or assisting any party in the transaction; and, it is not a substitute for inspections or warranties which the parties may wish to obtain. Seller(s) is only providing information of which Seller(s) is aware. Broker(s)/Agent(s) is not a property inspector and has little or no information regarding the condition of this Property.

Seller(s) authorizes Broker(s) and Agent(s) to provide the following information to prospective Buyer(s). Information presented in this form is not intended to be part of any PURCHASE AGREEMENT between Buyer(s) and Seller(s).

SELLER(s):

- Seller(s) is to personally complete this form. Please include the Property address on every page.
- Answer all line items, even if the answer is "Unknown."
- If more space is needed, place additional disclosures on Page 9 and include the line number(s) being referenced.
- Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing. Seller(s) must disclose new or changed facts on the SELLER'S PROPERTY DISCLOSURE ADDENDUM/AMENDMENT or in writing.

BUYER(s):

- Buyer(s) is 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(s) answers "Unknown" to any of the questions listed below, it does not necessarily mean that it does not exist on the Property. "Unknown" may mean Seller(s) is unaware that it exists on the Property.
- Buyer(s) is responsible for reviewing any zoning or regulatory use restrictions affecting the Property, including but not limited to mineral rights, airport zoning regulations, and municipal ordinances.

SELLER(s) & BUYER(s):

- THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
- The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
- Initial by any changed answers or mistakes made on this form.

Buyer(s) Initials _____ _____ Seller(s) Initials TW _____

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Address: 5015 89th AVE SE
Montpelier ND 58472

43 GENERAL INFORMATION

		YES	NO
1	When did you purchase or build the home? 1994		
2	Has the home been occupied continuously for the past 12 months?	☑	☐

If No, Explain:

3 Type of title evidence. ☑ **Abstract** ☐ **Owner's Title Insurance** ☐ **Unknown**

4 Is the Property on a public or private road? ☐ **Public** ☑ **Private** ☐ **Public – not maintained**

If **Private** or **Public not maintained**, Explain:

Private driveway about .35 miles long

44 STRUCTURAL ELEMENTS *(UNK = Unknown, NA = Not Applicable)*

		YES	NO	UNK	NA
1	Has the structure been altered? (Additions, altered roof lines, changes to load bearing walls, etc.)	☐	☒	☐	☐

If Yes, Explain:

2	Was a permit obtained to alter the structure?	☐	☐	☐	☒

If No, Explain:

3	Have you or anyone else performed work on the Property which required a building, plumbing, electrical, or other permits?	☐	☒	☐	☐

If Yes, Explain:

4	Was a permit obtained?	☐	☐	☐	☒

If No, Explain:

5	Was the work approved by an inspector?	☐	☐	☐	☒

If No, Explain:

6	Is there, or has there been, water seepage, sewer back up, and/or dampness?	☐	☐	☒	☐

If Yes, Explain:

7	Have waterproofing repairs been made?	☐	☐	☒	☐

If Yes, Explain:

New Roof 2025

8 Type of basement/foundation. (Check one) ☐ Brick ☒ Concrete block ☐ Concrete poured ☐ Stone ☐ Insulated concrete forms ☐ Wood ☐ Other

If Other, Explain:

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		YES	NO	UNK	NA
9	Are there cracked or bulged floors or walls in the basement? If Yes, Explain: drain but no pump	☐	☐	☒	☐
10	Is drain and/or sump pump installed and working properly? If Yes, where does it drain to:	☒	☐	☐	☐
11	Are all structures located within the boundaries of the Property? If No, Explain: misc. out buildings	☒	☐	☐	☐
12	Was any structure moved to this site? If Yes, Explain:	☒	☐	☐	☐
13	Are there cracks in the driveway, garage floor, sidewalks, patio, retaining walls, or other outside hard surface areas? If Yes, Explain: Garage floor cracking	☒	☐	☐	☐
14	What is the age of the roofing material on the home? New metal Roof	1+ Year(s)		☐	
15	What is the age of the roofing material on the garage/out buildings? Garage - never metal roof	10+ Year(s)		☐	
16	Does the roof leak, or has the roof ever leaked? If Yes, Explain:	☐	☒	☐	☐
17	Has there been interior damage from a roof leak, condensation, or ice buildup? If Yes, Explain:	☐	☒	☐	☐
18	Has there been damage to any roof or shingles? If Yes, Explain:	☐	☒	☐	☐
19	Was insulation added to the structure? If Yes, Explain:	☐	☒	☐	☐
20	Are you aware of dry rot in the building? If Yes, Explain:	☐	☐	☒	☐

Buyer(s) Initials _____ _____ Seller(s) Initials TW _____

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MOORHEAD ND 58472

		YES	NO	UNK	NA
21	Has the Property or its improvements been damaged? (Check all applicable) ☐Fire ☐Smoke ☐Wind ☐Floods ☐Hail ☐Snow ☐Frozen pipes ☐Broken water line If Yes, was the damage repaired? Explain:	☐	☒	☐	☐
22	Have damage claims been paid to you by insurance coverage? If Yes, Explain:	☐	☒	☐	☐
23	Do rain gutters and downspouts work? If No, Explain:	☐	☐	☒	☐
24	Are exterior and interior locks operable?	☒	☐	☐	☐
	Will keys be provided for each?	☐	☐	☒	☐
25	Are all the window screens available?	☐	☐	☒	☐
26	Are there damaged screens? If Yes, Explain:	☐	☐	☒	☐
27	Are all the storm windows available?	☒	☐	☐	☐
28	Are there broken windows or broken seals?	☐	☒	☐	☐
29	Are skylights in working condition? (i.e., no leaking, condensation, or mechanical)	☐	☐	☐	☒
30	Is the fireplace/wood burner in working order? If No, Skip to Number 33.	☒	☐	☐	☐
31	Is the fan, chimney, or flue in working order?	☒	☐	☐	☐
32	Has the fireplace/wood burner/chimney/flue been cleaned? If Yes, When:	☐	☐	☒	☐
33	Has the vents/ductwork ever been cleaned? If Yes, When: 2025 HVAC Cleaned/inspected	☒	☐	☐	☐
34	Are you aware of any rough-in for future amenities that were added during construction or remodel of the home? (i.e., Plumbing rough-in for future wet-bar, bathroom, sprinkler. Electrical rough-in for hot tub, pool, sound system, generator. Heat rough-in for future gas, electric baseboard, garage heater. Gas for future fireplace, grill, firepits, etc.) If Yes, Explain:	☐	☒	☐	☐
35	Are there additional Property conditions that have not been described above? (i.e., slanted floors, sticking windows, settling, distorted door frames, sagging ceilings, siding irregularities, stained or damaged floor coverings, etc.) If Yes, Explain: Siding + exterior irregularities	☒	☐	☐	☐

Buyer(s) Initials _____ _____ Seller(s) Initials TW _____

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Mohall ND 58761

45 **UTILITIES** ***(UNK = Unknown, NA = Not Applicable)***

		YES	NO	UNK	NA
1	Are there wells on the above-described Property? If Yes, see WELL DISCLOSURE.	☒	☐	☐	☐
2	Is there a Rural Water membership serving the Property? If Yes, provide membership transfer information. Has Rural water	☒	☐	☐	☐
3	Is there a private sewer system on or serving the Property? If Yes, see PRIVATE SEWAGE TREATMENT SYSTEM DISCLOSURE.	☒	☐	☐	☐
4	Have you ever scoped or snaked the sewer lines? If Yes, Explain:	☐	☒	☐	☐

5 Utilities provided by:

Gas: Propane		
Electrical: Dakota Valley Electric	Average Monthly Cost:	120
Water: well / Rural	Average Monthly Cost:	75
Trash Pick Up: Eco Sanitation	Average Monthly Cost:	60
Other:	Average Monthly Cost:	40
Mailbox Number: 5015	Average Monthly Cost:	
	Key: ☑ YES ☐ NO	

46 **LAND USE** ***(UNK = Unknown, NA = Not Applicable)***

		YES	NO	UNK	NA
1	Are there covenants, deed restrictions, or reservations? If Yes, Explain:	☐	☑	☐	☐
2	Have you received notice from any governmental authority of future assessments? If Yes, Explain:	☐	☑	☐	☐
3	Are there zoning infractions, non-conforming uses, or violations? If Yes, Explain:	☐	☑	☐	☐
4	Are there encroachments, easements, life estate, right of first refusal, or existing lease(s)? If Yes, Explain:	☐	☑	☐	☐
5	Is the Property part of a Homeowner's Association? If Yes, See HOA/CONDO ASSOCIATION DISCLOSURE.	☐	☑	☐	☐
6	Is the Property a Condominium? If Yes, See HOA/CONDO ASSOCIATION DISCLOSURE.	☐	☑	☐	☐
7	Are there shared features with adjoining property such as walls, fences, and/or driveways? If Yes, Explain:	☐	☑	☐	☐

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ENVIRONMENTAL CONCERNS ***(UNK = Unknown, NA = Not Applicable)***

To your knowledge, have any of the following existed or do they currently exist on the Property:

		YES	NO	UNK	NA
1	Fill dirt? If Yes, Explain:	☐	☐	☐	☐
2	Asbestos? If Yes, Explain:	☐	☑	☐	☐
3	Insect, animal, or pest infestations? If Yes, Explain:	☐	☑	☐	☐
4	Hazardous waste/substances? If Yes, Explain:	☐	☑	☐	☐
5	Underground storage tanks? If Yes, Explain:	☐	☑	☐	☐
6	Drainage/standing water issues? If Yes, Explain:	☐	☑	☐	☐
7	Smoking inside any structures? If Yes, Explain:	☐	☑	☐	☐
8	Illicit drug production/sales/usage? If Yes, Explain:	☐	☑	☐	☐
9	Methamphetamine production/sales/usage? If Yes, Explain:	☐	☑	☐	☐
10	Signs of soil expansion, contraction, or movement other than situations related to normal conditions? If Yes, Explain:	☐	☑	☐	☐
11	Any suspected microbial/fungal growth? If Yes, Explain:	☐	☑	☐	☐
12	Has there been confirmed black mold on the Property? If Yes, Explain:	☐	☑	☐	☐
13	Is urea-formaldehyde foam insulation present? If Yes, Explain:	☐	☑	☐	☐
14	Are there or have there been pets on the Property? If Yes, Explain:	☐	☑	☐	☐
15	Are there any dead, dying or diseased trees/shrubs on the Property? If Yes, Explain:	☐	☑	☐	☐

Buyer(s) Initials _____ _____ Seller(s) Initials TW _____

RADON DISCLOSURE

Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal guidelines have been found in buildings on residential real property in North Dakota. Additional information regarding radon and radon testing may be obtained from your local public health unit or the state department of environmental quality.

See RADON DISCLOSURE as required by North Dakota Century Code.

FLOOD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODING

This is intended to provide information to prospective Buyer(s) concerning high water elevation flood events, including overland and river flooding that may impact the Property.

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

		YES	NO	UNK	NA
1	Is the Property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE.	☐	☐	☒	☐
2	Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE.	☐	☒	☐	☐
3	Do you carry flood insurance? If Yes, Explain:	☐	☒	☐	☐
4	Is the flood insurance transferable? If Yes, Explain:	☐	☐	☒	☐

PROPERTY TAX/SPECIALS DISCLOSURE

Check appropriate box:

☐ **Yes** ☒ **No** Is there an exclusion from market value for home improvements on this Property. Any valuation exclusion shall terminate upon sale of the Property, and the Property's estimated market value for property tax purposes shall increase. If a valuation exclusion exists, Buyer(s) is encouraged to look into the resulting tax consequences.

☐ **Yes** ☒ **No** Is the Property subject to any preferential property tax status or any other credits affecting the Property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, Primary Residence Credit, etc.)?
If Yes, Explain:

If Yes, would these terminate upon the sale of the Property? ☐ Yes ☐ No If Yes, Explain:

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SYSTEMS & APPLIANCES

Answers below do not guarantee item is included or not included in sale. See PURCHASE AGREEMENT for inclusions/exclusions.

NI = Not Included, WK = Working, NW = Not Working, UNK = Unknown, N/A = Not applicable.

	NI	WK	NW	UNK	N/A		NI	WK	NW	UNK	N/A
Air Exchanger	☐	☒	☐	☐	☐	Oven	☐	☒	☐	☐	☐
Antenna & Cable	☐	☐	☐	☒	☐	Plumbing Fixtures	☐	☒	☐	☐	☐
Attic Fan	☐	☐	☐	☐	☒	Plumbing Systems	☐	☒	☐	☐	☐
Bathroom Vent Fan(s)	☐	☒	☐	☐	☐	Pool & Equipment	☐	☐	☐	☐	☒
Carbon Monoxide Detectors	☐	☒	☐	☐	☐	Range	☐	☒	☐	☐	☐
Ceiling Fan(s)	☐	☐	☐	☐	☐	Range Hood	☐	☒	☐	☐	☐
Central Air Cooling	☒	☐	☐	☐	☐	Refrigerator	☐	☒	☐	☐	☐
Central Heating System	☐	☒	☐	☐	☐	Satellite Dish	☐	☐	☐	☐	☒
Central Vacuum	☒	☐	☐	☐	☐	Sauna	☐	☐	☐	☐	☒
Dehumidifier	☒	☐	☐	☐	☐	Septic Tank	☐	☒	☐	☐	☐
Dishwasher	☒	☐	☐	☐	☐	Smoke Detector (Battery)	☐	☒	☐	☐	☐
Doorbells	☒	☐	☐	☐	☐	Smoke Detector (Hardwire)	☐	☐	☐	☐	☒
Drain Tile System	☒	☐	☐	☐	☐	Solar Collector(s)	☐	☐	☐	☐	☒
Dryer	☐	☒	☐	☐	☐	Sump Pump(s)	☒	☐	☐	☐	☐
Electrical Systems	☐	☒	☐	☐	☐	Supplemental Heater(s)	☐	☐	☐	☐	☒
Electronic Air Purifier	☐	☐	☐	☐	☒	Trash Compactor	☐	☐	☐	☐	☒
Exhaust Fan(s)	☐	☐	☐	☐	☒	Wall Air Conditioner(s)	☒	☐	☐	☐	☐
Fire Sprinkler System	☐	☐	☐	☐	☒	Washer	☐	☒	☐	☐	☐
Freezer	☐	☒	☐	☐	☐	Washer/Dryer Hookups	☐	☒	☐	☐	☐
Furnace Humidifier	☐	☐	☐	☐	☒	Water Heater(s)	☐	☒	☐	☐	☐
Garage Door Auto Reverse	☐	☐	☐	☐	☒	Water Softener	☐	☐	☐	☐	☒
Garage Door Controls	☐	☐	☐	☐	☒	Water Treatment System	☐	☐	☐	☐	☒
Garage Door Openers	☐	☐	☐	☐	☒	Window Air Conditioner	☒	☐	☐	☐	☐
Garbage Disposal	☐	☒	☐	☐	☐	Window Treatments	☐	☐	☐	☐	☒
Hot Tub	☐	☐	☐	☐	☒	Wood Burning Stove	☐	☒	☐	☐	☐
Incinerator	☐	☐	☐	☐	☒	Other:	☐	☐	☐	☐	☐
Intercom	☐	☐	☐	☐	☒	Other:	☐	☐	☐	☐	☐
Lawn Sprinkler System	☐	☐	☐	☐	☒	Other:	☐	☐	☐	☐	☐
Microwave Oven	☐	☒	☐	☐	☐	Other:	☐	☐	☐	☐	☐
Security System	☐	☐	☐	☐	☒	Audio Visual System	☐	☐	☐	☐	☒

Buyer(s) Initials _____ _____ Seller(s) Initials TW _____

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SECURITY SYSTEM:

Security System Equipment (Check one) ☐ Owned ☐ Leased ☑ N/A

Security System Service Contract is transferable (Check one) ☐ Yes ☐ No ☑ N/A

Terms of Security System Contract (Explain): _____

_____

ADDITIONAL DISCLOSURES:

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):

As a general rule, 26 U.S. Code 1445 (hereinafter "FIRPTA") requires a transferee (Buyer(s)) of a United States real property interest to withhold a tax from the proceeds of any disposition of the real property interest if the transferor (Seller(s)) is a foreign person (any person other than a United States person), unless an exception to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the FIRPTA. Due to the complexity of the FIRPTA, both the Buyer(s) and the Seller(s) are advised to seek appropriate legal and tax advice regarding FIRPTA compliance, since failure to adhere to the FIRPTA withholding rules could result in legal liability to both the Buyer(s) and Seller(s) and their Broker(s)/Agent(s) or qualified substitutes.

Seller(s) hereby represents and warrants that Seller(s) ☐ **IS** ☒ **IS NOT** a foreign person, as defined by the FIRPTA. This representation of the Seller(s) shall survive closing. Seller's Broker(s)/Agent(s) and Buyer's Broker(s)/Agent(s), and any qualified substitute, as those terms are defined by the FIRPTA, may rely upon this representation.

If the Seller(s) represents that it is a foreign person, the Buyer(s) may be subject to income tax withholding requirements, and the Buyer(s) could be personally liable for failing to withhold a tax from the proceeds of the real estate disposition, if none of the enumerated exemptions to the FIRPTA apply to the transaction. If the Seller(s) represents that it is a foreign person, but that one of the exemptions to the FIRPTA apply, Buyer(s) may require Seller(s) to provide specific documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If the Seller(s) represents that it is not a foreign person, the Buyer(s), or its Broker(s)/Agent(s) or qualified

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substitutes, may require the Seller(s) to provide specific documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that the Seller(s) is not a foreign person. On or before closing, the Buyer(s) and Seller(s) agree to complete, execute, and deliver any affidavit, instrument, or statement which may reasonably be required to comply with FIRPTA requirements.

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

Seller(s) hereby states the condition of the Property to be as stated above and authorizes any Broker(s) or Agent(s) representing any party in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or anticipated sale of the Property. Seller(s) hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's knowledge as of the date listed below. Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing. See SELLER'S PROPERTY DISCLOSURE AMENDMENT/ADDENDUM.

[signature] PR 7-7-26 _____

Seller Signature Date Seller Signature Date

BUYER'S ACKNOWLEDGEMENT: (TO BE SIGNED AT THE TIME OF PURCHASE AGREEMENT)

Buyer(s) acknowledges receipt of this Seller's Disclosure. Buyer(s) acknowledges that Broker(s) and Agent(s) representing the sale of this Property have not made statements concerning the condition of the Property other than those listed in this Seller's Disclosure. Buyer(s) acknowledges that Buyer(s) has been advised to verify the information listed in this Statement independently.

Buyer(s) acknowledges and understands that this document is not intended to be a warranty of any kind or a substitute for any inspection of the Property Buyer(s) may wish to obtain.

_____ _____

Buyer Signature Date Buyer Signature Date

LEAD-BASED PAINT DISCLOSURE

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. Only REALTORS® licensed in North Dakota are authorized to use this form in compliance with NDAR's Statewide Forms Policy.

Seller(s): Alan Wibstad Estate PR Tyler Wibstad

Street Address: 5015 89th AVE SE

City: Montpelier State: ND Zip Code: 58472 County: Stutsman

LEAD WARNING STATEMENT:

Every Buyer(s) 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 neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. Seller(s) of any interest in residential real property is required to provide Buyer(s) with any information on lead-based paint hazards from risk assessments or inspection in Seller's possession and notify Buyer(s) 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:

Presence of lead-based paint and/or lead-based paint hazards (Check one):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain: _____

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

Records and reports available to Seller(s) (Check one):

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

_____

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

BUYER'S ACKNOWLEDGEMENT: (Initial)

_____ Buyer(s) has received copies of all information listed above.

_____ Buyer(s) has NOT received any information regarding lead-based paint or lead-based paint hazards.

_____ Buyer(s) has received the pamphlet "Protect Your Family from Lead in Your Home."

Buyer(s) has (Check one):

☐ 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

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards

AGENT'S ACKNOWLEDGEMENT:

Agent(s) has informed Seller(s) of Seller's obligations under 42 U.S.C. 4852(d) 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.

Tyler Wibstad PR 7-7-26 _____

Seller Signature Date Buyer Signature Date

_____ _____

Seller Signature Date Buyer Signature Date

_____ _____

Agent Signature Date Agent Signature Date

RADON DISCLOSURE

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. Only REALTORS® licensed in North Dakota are authorized to use this form in compliance with NDAR's Statewide Forms Policy.

Seller(s): Alan Wibstad Estate PR Tyler Wibstad

Street Address: 5015 89th AVE SE

City: Wahpeton State: ND Zip Code: 58472 County: Stutsman

RADON GAS STATEMENT:

Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal guidelines have been found in buildings on residential real property in North Dakota. Additional information regarding radon and radon testing may be obtained from your local public health unit or the state department of environmental quality.

SELLER'S DISCLOSURE:

Presence of radon (Check one):

☐ Known radon gas is present in the property. Explain:

_____

☒ Seller(s) has no knowledge of radon in the property.

Records and reports available to Seller(s) (Check one):

☐ Seller(s) has provided Buyer(s) with all available records and reports pertaining to radon (list documents below).

_____

☒ Seller(s) has no reports or records pertaining to radon in the property.

Presence of mitigation system installed:

☐ Seller(s) is aware of a radon mitigation system installed in the property (provide system description and any available documentation).

_____

Any test result or evidence of mitigation furnished does not constitute a promise, warranty, or representation by Seller(s) or Seller's Agent(s) that test results are accurate or mitigation is effective.

BUYER'S ACKNOWLEDGEMENT: (Initial)

_____ Buyer(s) has received copies of all information listed above.

_____ Buyer(s) has NOT received any information regarding radon.

Buyer(s) has an opportunity to conduct an assessment for the presence of radon during the Inspection Contingency period.

AGENT'S ACKNOWLEDGEMENT:

Agent(s) has informed Seller(s) of Seller's obligations under North Dakota Century Code 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.

Seller Signature	Date 7-7-26	Buyer Signature	Date
Seller Signature	Date	Buyer Signature	Date
Agent Signature	Date	Agent Signature	Date

WELL DISCLOSURE

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. Only REALTORS® licensed in North Dakota are authorized to use this form in compliance with NDAR's Statewide Forms Policy.

DATE: 2-7-26

Street Address: 5015 89th AVE SE

City: Mandan State: ND Zip Code: 58472 County: Stutsman

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

LOCATION MAP: ☐ **IS ATTACHED** ☒ **IS NOT ATTACHED**

WELL TYPE: Use one of the following terms to describe the well type on page 2.

- WATER WELL: A well is any type of well used to extract groundwater for private or public use. Examples of water wells are: domestic wells, drive-point wells, dug wells, remedial wells and municipal wells.
- IRRIGATION WELL: An irrigation well is a well that is used to irrigate agricultural lands. These are typically large diameter wells connected to a large pressure distribution system.
- MONITORING WELL: A monitoring well is a well used to monitor groundwater contamination. The well is typically used to access groundwater for the extraction of samples.
- DEWATERING WELL: A dewatering well is a well used to lower groundwater levels to allow for construction or use of underground spaces.
- INDUSTRIAL/COMMERCIAL WELL: An industrial/commercial well is a nonpotable well used to extract groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat leaps).

WELL USE STATUS: *Use one of the following terms to describe the use status of each well on page 2.*

- IN USE: A well is In Use if the well is operated on a daily, regular or seasonal basis. A well In Use includes a well that operates for the purpose of irrigation, fire protection or emergency pumping.
- NOT IN USE: A well is Not in Use if the well does not meet the definition of In Use above and has not been sealed by a licensed well contractor.
- SEALED: A well is Sealed if a licensed contractor has completely filled a well by pumping grout material throughout the entire bore hole after removal of any obstructions from the well. A well is Capped if it has a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry into the well. A Capped well is not a Sealed well.
  If the well has been sealed by someone other than a licensed contractor or a licensed well sealing contractor, check the well status as Not in Use.

If you have questions, please contact the North Dakota Department of Environmental Quality, Division of Water Quality, at 701-328-5210.

Are you in possession of test results? ☐ **If Yes, see attached** ☒ **No**

Is there a well on the Property containing contaminated water? ☐ **Yes** ☒ **No** ☐ **Unknown**

Buyer(s) Initials _____ _____ **Seller(s) Initials** TW _____

ADDRESS: 5015 89th AVE SE Mayfield ND 58472

THE FOLLOWING WELLS ARE LOCATED ON THE ABOVE-DESCRIBED REAL PROPERTY:

	Well No. (If Applicable)	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SEALED	DATE LAST TESTED
Well 1	1	unk	unk	unk	☒	☐	☐	N/A
Well 2	2	unk	unk	unk	☒	☐	☐	N/A
Well 3					☐	☐	☐	

Is the Property served by a well that is not located on the Property (shared well)? ☐ **Yes** ☒ **No** ☐ **Unknown**

If "Shared":

How many properties are served by the shared well? _____

Who manages the shared well? _____

Is there an existing Shared Well Agreement? ☐ **Yes If Yes, see attached** ☒ **No**

Is there an annual maintenance fee? ☐ **Yes If Yes, Amount** _____ **Frequency** _____ ☒ **No**

OTHER WELL INFORMATION:

Comments:

2 wells on the property

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

When was the well sealed? _____

Who sealed the well? _____

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

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

[signature] PR 7-7-26 _____

Seller Signature Date Seller Signature Date

BUYER'S ACKNOWLEDGEMENT OF RECEIPT: (TO BE SIGNED AT TIME OF PURCHASE AGREEMENT)

Buyer(s) acknowledges receipt of this Seller's Disclosure. Buyer(s) acknowledges that Broker(s) and Agent(s) representing the sale of this Property have not made statements concerning the condition of the Property other than those listed in this Seller's Disclosure. Buyer(s) acknowledges that Buyer(s) has been advised to verify the information listed in this Statement independently. **Buyer(s) acknowledges and understands that this document is not intended to be a warranty or any kind or a substitute for any inspections of the Property Buyer(s) may wish to obtain.**

_____ _____

Buyer Signature Date Buyer Signature Date

NDAR

PRIVATE SEWAGE TREATMENT SYSTEM DISCLOSURE

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. This form is only for use by licensed REALTORS® in the State of North Dakota.

DATE: 7-7-26

Street Address: 5015 89th AVE SE

City: Montpelier State: ND Zip Code: 58472 County: Stutsman

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

LOCATION MAP: ☐ **IS ATTACHED** ☒ **IS NOT ATTACHED**

SELLER(S) INFORMATION:
The Seller(s) discloses the following information with the knowledge that even though this is not a warranty, prospective Buyer(s) may rely on this information in deciding whether, and on what terms, to purchase the Property. The Seller(s) authorizes any Broker(s) or Agent(s) representing any party in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or anticipated sale of the Property. Unless the Buyer(s) or Seller(s) agree to the contrary in writing before the closing of the sale, a Seller(s) who fails to disclose the existence of known status or an individual sewage treatment system at the time of the sale, and who knew or had reason to know of the existence or known status of the system, is liable to the Buyer(s) for costs relating to bringing the system into compliance with individual sewage treatment system rules and for reasonable attorney's fees or collection of costs from the Seller(s). Legal action by the Buyer(s) must be commenced within two years after the date on which the Buyer(s) closed the purchase of the Property where the system is located, and if no legal action is timely commenced, the right of Buyer(s) is waived. Legal requirements may exist relating to various aspects of location and status of individual sewage treatment systems. Buyer(s) is advised to contact the local unit(s) of government, state agency or qualified professional which regulates individual sewage treatment systems for further information about these issues. The following representation is made by the Seller(s) to the extent of the Seller's actual knowledge.
This information is a disclosure and not intended to be part of any contract between the Buyer(s) and Seller(s).

PRIVATE SEWAGE SYSTEM DISCLOSURE:
The Seller(s) certifies that the following type of private sewage system is on or serving the above-described Property.
Check appropriate sewage system and indicate on LOCATION MAP.
☒ Septic Tank: ☐ with Drain Field ☐ with Mound System ☐ Seepage Tank ☐ with Open End
☐ Sealed System (holding tank) ☐ Straight-Pipe System
☐ Other (describe): _____
_____
Is the sewage system(s) currently in use? ☒ **Yes** ☐ **No**

NOTE: If any water-using appliances, bedrooms or bathrooms have been added to the Property since the current system was installed, the system may no longer comply with sewage treatment system laws and regulations. Describe: _____
_____.
Is the sewage system(s) in compliance with applicable sewage system laws and rules?
☒ **Yes** ☐ **No** ☐ **Unknown**
Date system installed UNKNOWN Installer Name/Phone: _____

Buyer(s) Initials _____ _____ Seller(s) Initials TW _____

TRANSACTIONS

NDAR

ADDRESS: 5015 84th AVE SE mantador ND 58472

TANK: Size: 1000 Gallons Last Pumped: 8-1-2025 How Often Pumped: every 2-3 years

DRAIN FIELD: Size: unknown LOCATION: See LOCATION MAP.

Describe work performed to the system since you have owned the Property:

System serviced and pumped out by Pat willey septic

Date work performed/by whom: Pat Willy

Is the sewage system entirely within Property boundary lines including set back requirements?

☒ Yes ☐ No – Location: _____ ☐ Unknown

Is the system shared? ☐ Yes # of units on system: _____ ☒ No ☐ Unknown

If Yes, is there an easement for the location/shared system? ☐ Yes ☒ No

Any fees associated with the sewage system? ☐ Yes Amount: _____ ☒ No

If Yes, Explain: _____

Approximate number of people using the system regularly: 2; Showers/baths taken per week: 5; Laundry loads per week: 3.

Distance between well and sewage treatment systems: _____.

Have you received any notices from any government agencies relating to the subsurface sewage treatment system? ☐ Yes (Attach notices) ☒ No

Any known defects in the sewage treatment system? ☐ Yes ☒ No

If Yes, Explain: _____

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

Seller(s) hereby acknowledges that the information provided in this document is true and accurate to the best of the Seller's knowledge as of the date listed below. If any of the information becomes inaccurate after it is delivered to the Buyer(s) and before closing, the Seller(s) shall notify Buyer(s) and any Broker(s)/Agent(s) representing any party(s) to the transaction in writing of such change.

[signature] 7-7-26 _____

Seller Signature Date Seller Signature Date

BUYER'S ACKNOWLEDGMENT (TO BE SIGNED AT THE TIME OF THE PURCHASE AGREEMENT)

Buyer(s) acknowledges receipt of this Seller's Disclosure. Buyer(s) acknowledges that Broker(s) and Agent(s) representing the sale of this Property have not made statements concerning the condition of the Property other than those listed in this Seller's Disclosure. Buyer(s) acknowledges that Buyer(s) has been advised to verify the information listed in this statement independently. **Buyer(s) acknowledges and understands that this document is not intended to be a warranty or any kind or a substitute for any inspections of the Property Buyer(s) may wish to obtain.**

_____ _____

Buyer Signature Date Buyer Signature Date

TRANSACTIONS

NDAR

LOCATION MAP

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DATE: 2-7-2026

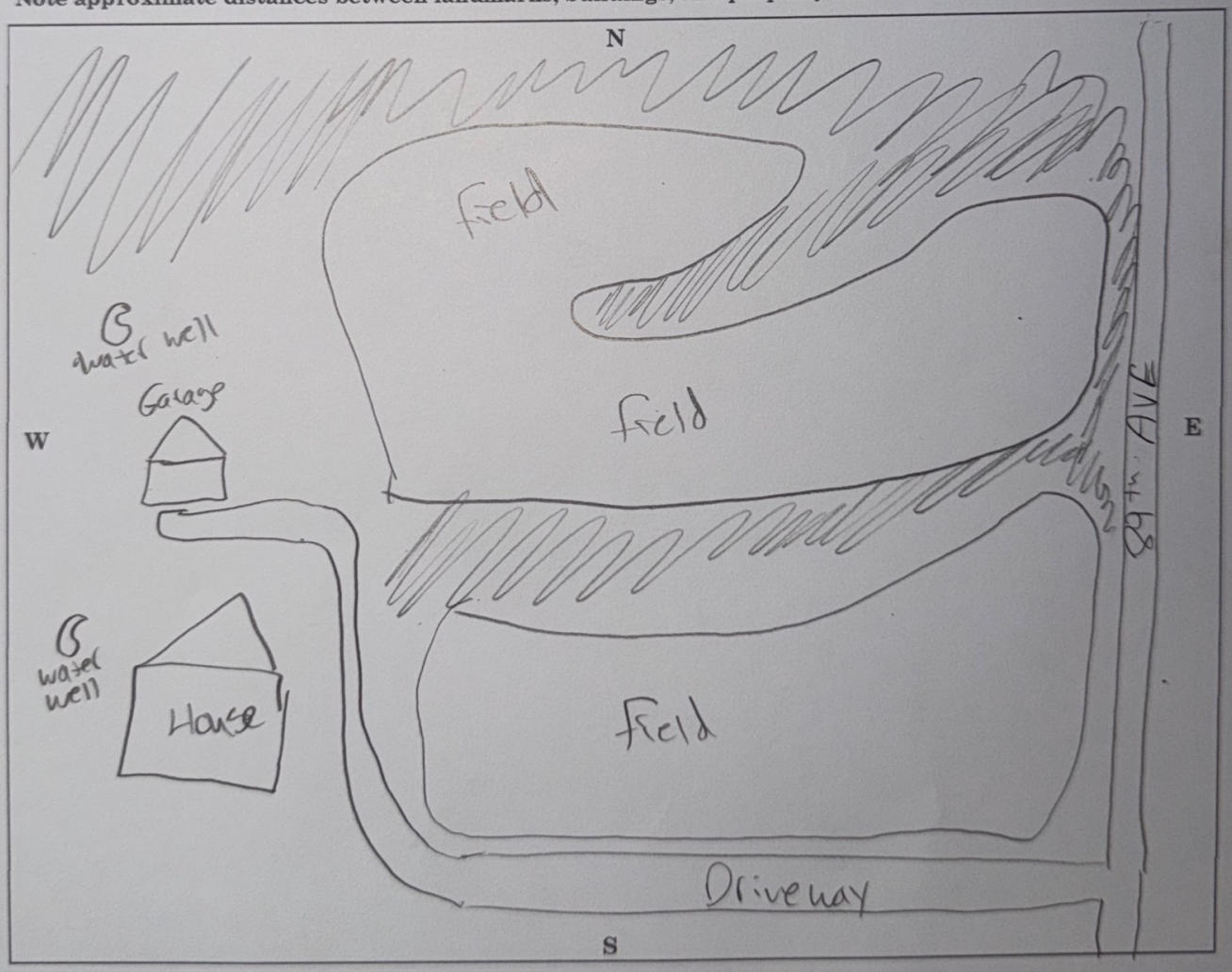
Street Address: 5015 89th AVE SE

City: Montpelier State: ND Zip Code: 58472 County: Stutsman

Use the space below to sketch the property lines of the Property being sold and indicate the location of any buildings as well as the approximate location of any of the following (Check all that apply):

☐ Subsurface Sewage Treatment System ☐ Well ☐ Methamphetamine Production area

Note approximate distances between landmarks, buildings, and property lines as precisely as possible.



Buyer(s) Initials _____ _____

Seller(s) Initials TW _____

TRANSACTIONS