

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller WITTEN FARM, LLC Property Address 27393 297TH AVE, CARTER, SD 57580

This Disclosure Statement concerns the real property identified above situated in the City of _____ County of TRIPP , State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent 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.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? January 2007 _____

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

2. Were there any title problems when you purchased the property? Yes _____ No **XX** _____

3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?
Yes _____ No **XX** _____

4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes _____ No **XX** _____ Unknown _____

5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes _____ No _____ Unknown **XX** _____

6. Are there any problems related to establishing the lot lines/boundaries? Yes _____ No **XX** _____ Unknown _____

7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.
Yes _____ No **XX** _____ Unknown _____

8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes _____ No **XX** _____

9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes _____ No **XX** _____

10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?
Yes _____ No **XX** _____

11. Is the property currently occupied by the owner? Yes _____ No **XX** _____

12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes _____ No **XX** _____

13. Is the property currently part of a property tax freeze for any reason? Yes _____ No **XX** _____ Unknown _____

14. Is the property leased? Yes **XX** TO 1-1-26 No _____

15. If leased, does the property use comply with local zoning laws? Yes **XX** _____ No _____

16. Does this property or any portion of this property receive rent? Yes _____ No **XX** _____

If yes, how much \$425 ____ and how often MONTHLY ____?

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?

Yes ____ No XX ____

If yes, what are the fees or assessments? \$ ____ per ____ (i.e. annually, semi-annually, monthly)

Payable to whom: _____ For what purpose? _____

18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes ____ No XX ____

19. Is the property located in or near a flood plain? Yes ____ No XX ____ Unknown ____

20. Are wetlands located upon any part of the property? Yes ____ No XX ____ Unknown ____

21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?

Yes ____ No XX ____ Unknown ____

If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space?

Yes ____ No XX ____

2. What water damage related repairs, if any, have been made? NONE _____

If any, when? _____

3. Are you aware if drain tile is installed on the property? Yes ____ No XX ____

4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes XX ____ No ____

What related repairs, if any, have been made? _____

5. Are you aware of any roof leakage, past or present? Yes ____ No XX ____

Type of roof covering: METAL _____ Age: UNKNOWN _____

What roof repairs, if any, have been made, when and by whom? MINOR LEAK AROUND KITCHEN, OLD SCREWS POPPED OFF, REPAIRD BY PAT HEIN IN 2023 & 2024 _____

Describe any existing unrepaired damage to the roof: UNKNOWN

6. Are you aware of insulation in:

the ceiling/attic? Yes X ____ No ____ the walls? Yes X ____ No ____ the floors? ____ No ____ N/A

7. Are you aware of any pest infestation or damage, either past or present? Yes ____ No ____ UNKNOWN

8. Are you aware of the property having been treated for any pest infestation or damage?

Yes XX ____ No X ____ If yes, who treated it and when? MICE, OUTSIDE BLACK HOTLES, WELCH'S PEST CONTROL, 10-14-25.

9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?

Yes X ____ No ____ If yes, describe the work: SIDING FALL 2025 _____

Was a permit obtained? Yes ____ No X ____ Was the work approved by an inspector? Yes ____ No XX ____

10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?

Yes XX ____ No ____ If yes, describe HAIL JULY 2024 _____

Have any insurance claims been made? Yes X ____ No ____ Unknown ____

Was an insurance payment received? Yes X ____ No ____ Unknown ____

Has the damage been repaired? Yes XX ____ No X ____ If yes, describe in detail: SIDING_

11. Are you aware of any problems with sewer blockage or backup, past or present? Yes ____ No X ____

12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes _____ No X_____ If yes, describe in detail:

III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service	XX		
2. Air Exchanger	XX		
3. Air Purifier	XX		
4. Attic Fan	XX		
5. Burglar Alarm & Security System	XX		
6. Ceiling Fan	XX		
7. Central Air – Electric		YES	
8. Central Air – Water Cooled	XX		
9. Cistern	XX		
10. Dishwasher	XX		
11. Disposal	XX		
12. Doorbell	XX		
13. Fireplace	XX		
14. Fireplace Insert	XX		
15. Garage Door/Opener Control(s)	XX		
16. Garage Wiring	XX		
17. Heating System		YES	
18. Hot Tub, Whirlpool, and Controls	XX		
19. Humidifier	XX		
20. Intercom	XX		
21. Light Fixtures		YES	
22. Microwave/Hood		YES	
23. Plumbing and Fixtures		YES	
24. Pool and Equipment	XX		
25. Propane Tank		YES	
26. Radon System	XX		
27. Sauna	XX		
28. Septic/Leaching Field		YES	
29. Sewer Systems/Drains		YES	
30. Smoke/Fire Alarm		YES	
31. Solar House – Heating	XX		
32. Sump Pump(s)	XX		
33. Switches and Outlets		YES	
34. Underground Sprinkler and Heads	XX		
35. Vent Fan	XX		
36. Water Heater – Electric or Gas		YES – 2	
37. Water Purifier	XX		
38. Water Softener – Leased or Owned	XX		
39. Well and Pump	XX		
40. Wood Burning Stove	XX		

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1. Methane Gas		UNKNOWN		XX
2. Lead Paint		UNKNOWN		XX
3. Radon Gas (House)		UNKNOWN		XX
4. Radon Gas (Well)		UNKNOWN		XX
5. Radioactive Materials		UNKNOWN		XX
6. Landfill, Mineshaft		UNKNOWN		XX
7. Expansive Soil		UNKNOWN		XX
8. Mold		UNKNOWN		XX
9. Toxic Materials		UNKNOWN		XX
10. Urea Formaldehyde Foam Insulations		UNKNOWN		XX
11. Asbestos Insulation		UNKNOWN		XX
12. Buried Fuel Tanks		UNKNOWN		XX
13. Chemical Storage Tanks		UNKNOWN		XX
14. Fire Retardant Treated Plywood		UNKNOWN		XX
15. Production of Methamphetamines		UNKNOWN		XX

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.

V. MISCELLANEOUS INFORMATION

1. Is the street or road located at the end of the driveway to the property public or private?
Public XX____ Private ____
2. Is there a written road maintenance agreement? Yes ____ No X____
If yes, attach a copy of the maintenance agreement.
3. When was the fireplace/wood stove/chimney flue last cleaned? UNKNOWN
4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
 - a. A human death by homicide or suicide? Yes ____ No X____
If yes, explain: _____
 - b. Other felony committed against the property or a person on the property? Yes ____ No X____
If yes, explain: _____
5. Is the water source (select one) X public or ____ private?
6. If private, what is the date and result of the last water test? _____
7. Is the sewer system (select one) ____ public or X private?
8. If private, what is the date of the last time the septic tank was pumped? 2022
9. Are there broken window panes or seals? Yes ____ No ____ UNKNOWN
If yes, specify: _____
10. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes XX- ALL ABOVE IF IN HOUSE No ____
If yes, please list BED FRAMES, MATTRESSES, KITCHEN SUPPLIES, DINING TABLES/CHAIRS, LEATHER CHAIRS AND ITALIAN LEATHER COUCHES
11. Are you aware of any other material facts or problems that have not been disclosed on this form?
Yes XX No _ If yes, explain: BASEMENT EAST WALL IS PROTRUDING INWARD

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

2 WATER HEATERS, FURNANCE INSTALLED 2008, NEW OUTSIDE AIR CONDITIONING 2009

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

Seller	Seller

Date

Date

Date

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer	Buyer

Date

Date

Date