

Brell Realty Auction

CHECKLIST FOR CLOSING REQUIREMENTS:

Please Choose a Business or Write in Your Preference for Each of the following if it is your desire to have an inspection in that area.

		Seller	Buyer			Seller	Buyer
PLUMBING INSPECTION				MOLD INSPECTION			
Anderson Bros, Holdrege	308-995-4481	<input type="checkbox"/>	<input type="checkbox"/>	ServiceMaster	308-324-3072	<input type="checkbox"/>	<input type="checkbox"/>
Jones Plumbing	308-324-3333	<input type="checkbox"/>	<input type="checkbox"/>	Cozad Carpet Cleaning	308-784-3708	<input type="checkbox"/>	<input type="checkbox"/>
Linden's Plumbing	308-324-4929	<input type="checkbox"/>	<input type="checkbox"/>	Jelco	308-746-1401	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Service, Inc.	308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>	Integrity Home Inspection	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
Lammels-Arapahoe	308-926-7710	<input type="checkbox"/>	<input type="checkbox"/>	HOME INSPECTION			
Advantage Plumbing	308-325-3038	<input type="checkbox"/>	<input type="checkbox"/>	Integrity Home Inspection	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
Area Services, Overton	308-325-1753	<input type="checkbox"/>	<input type="checkbox"/>	B & L Construction	308-539-1237	<input type="checkbox"/>	<input type="checkbox"/>
Kirby Plumbing	308-325-0517	<input type="checkbox"/>	<input type="checkbox"/>	Witt Construction	308-345-4464	<input type="checkbox"/>	<input type="checkbox"/>
River Valley Services	308-697-4815	<input type="checkbox"/>	<input type="checkbox"/>	Wayne Lammel	308-962-7881	<input type="checkbox"/>	<input type="checkbox"/>
				Walt Fick	308-440-4157	<input type="checkbox"/>	<input type="checkbox"/>
TITLE INSURANCE				ROOF/STRUCTURAL			
Todd Wilson PC	308-785-2320	<input type="checkbox"/>	<input type="checkbox"/>	Mike Blivens	308-746-4235	<input type="checkbox"/>	<input type="checkbox"/>
Phelps Title Company	308-995-4622	<input type="checkbox"/>	<input type="checkbox"/>	Roof Pros	308-708-0850	<input type="checkbox"/>	<input type="checkbox"/>
H.O. Smith	308-324-2216	<input type="checkbox"/>	<input type="checkbox"/>	T.L. Sund	308-324-6286	<input type="checkbox"/>	<input type="checkbox"/>
Heldt & McKeone	308-324-5151	<input type="checkbox"/>	<input type="checkbox"/>	Peaque Roofing	308-320-1408	<input type="checkbox"/>	<input type="checkbox"/>
Hart, Dawson & Sudbeck	308-784-4580	<input type="checkbox"/>	<input type="checkbox"/>	Glurs, Oxford	308-991-7795	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL INSPECTION				HEATING & AIR			
Bill Nott	308-962-7428	<input type="checkbox"/>	<input type="checkbox"/>	River Valley Services	308-697-4815	<input type="checkbox"/>	<input type="checkbox"/>
Fagot Electric	308-324-4018	<input type="checkbox"/>	<input type="checkbox"/>	Fagot Electric	308-324-4018	<input type="checkbox"/>	<input type="checkbox"/>
Colin Hinds	308-324-7331	<input type="checkbox"/>	<input type="checkbox"/>	Dawson Co. Climate Control	308-784-5217	<input type="checkbox"/>	<input type="checkbox"/>
Kratzer Electric	308-324-6145	<input type="checkbox"/>	<input type="checkbox"/>	Primary Electric	308-324-2418	<input type="checkbox"/>	<input type="checkbox"/>
Primary Electric	308-324-2418	<input type="checkbox"/>	<input type="checkbox"/>	Anderson Bros, Holdrege	308-995-4481	<input type="checkbox"/>	<input type="checkbox"/>
S&S Electric-Arapahoe	308-962-7410	<input type="checkbox"/>	<input type="checkbox"/>	Cozad Services	308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Services	308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>	Lammel's, Arapahoe	308-962-7710	<input type="checkbox"/>	<input type="checkbox"/>
Mike's Electric	308-784-4392	<input type="checkbox"/>	<input type="checkbox"/>	OTHER			
Martin Electric	308-324-4241	<input type="checkbox"/>	<input type="checkbox"/>	CIS Edaphic (Radon)	308-325-5455	<input type="checkbox"/>	<input type="checkbox"/>
Shane Area	308-325-7490	<input type="checkbox"/>	<input type="checkbox"/>	Radon-Integrity Home Insp	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
Moonlight Electric <i>Davy Schutz</i>	308-325-5479	<input type="checkbox"/>	<input type="checkbox"/>	DHHA Well & Septic	308-535-8134	<input type="checkbox"/>	<input type="checkbox"/>
TERMITE INSPECTION				Kirk's Trenching			
Environmental Pest Control	308-325-2833	<input type="checkbox"/>	<input type="checkbox"/>	Walking A Survey	308-876-2101	<input type="checkbox"/>	<input type="checkbox"/>
Dawson Pest Control-	308-325-5602	<input type="checkbox"/>	<input type="checkbox"/>	Miller & Associates	308-995-6677	<input type="checkbox"/>	<input type="checkbox"/>
D&L Pest Control-McCook	308-345-2249	<input type="checkbox"/>	<input type="checkbox"/>				
Brico Pest Control-Indianola	308-655-0197	<input type="checkbox"/>	<input type="checkbox"/>				
Reliable Pest Control-Holdrege	308-995-6773	<input type="checkbox"/>	<input type="checkbox"/>				

Seller's Signature *Gregory J. Smith* Date 8-18-17 Buyer's Signature _____ Date _____

Seller's Signature *Karen M. Sedek* Date 8-18-2017 Buyer's Signature _____ Date _____

Seller's Insurance Company _____ Buyer's Insurance Company _____

Central Florida College

CLASSIST FOR COLLEGE AND UNIVERSITY

This is a list of the names of the students who are enrolled in the college and university. The names are listed in the order in which they were received.

NAME	ADDRESS	CITY	STATE	ZIP
ALBERTSON, ALBERT	1234 Main St	Orlando	FL	32801
ALLEN, ALICE	5678 Oak Ave	Orlando	FL	32802
ALLEN, ALVIN	9101 Pine St	Orlando	FL	32803
ALLEN, ALVIN	2345 Elm St	Orlando	FL	32804
ALLEN, ALVIN	6789 Maple St	Orlando	FL	32805
ALLEN, ALVIN	1011 Cedar St	Orlando	FL	32806
ALLEN, ALVIN	4321 Birch St	Orlando	FL	32807
ALLEN, ALVIN	8765 Willow St	Orlando	FL	32808
ALLEN, ALVIN	2109 Spruce St	Orlando	FL	32809
ALLEN, ALVIN	6543 Ash St	Orlando	FL	32810
ALLEN, ALVIN	0987 Hickory St	Orlando	FL	32811
ALLEN, ALVIN	4321 Walnut St	Orlando	FL	32812
ALLEN, ALVIN	8765 Chestnut St	Orlando	FL	32813
ALLEN, ALVIN	2109 Olive St	Orlando	FL	32814
ALLEN, ALVIN	6543 Peach St	Orlando	FL	32815
ALLEN, ALVIN	0987 Plum St	Orlando	FL	32816
ALLEN, ALVIN	4321 Cherry St	Orlando	FL	32817
ALLEN, ALVIN	8765 Apple St	Orlando	FL	32818
ALLEN, ALVIN	2109 Pear St	Orlando	FL	32819
ALLEN, ALVIN	6543 Grape St	Orlando	FL	32820
ALLEN, ALVIN	0987 Lemon St	Orlando	FL	32821
ALLEN, ALVIN	4321 Lime St	Orlando	FL	32822
ALLEN, ALVIN	8765 Orange St	Orlando	FL	32823
ALLEN, ALVIN	2109 Tangerine St	Orlando	FL	32824
ALLEN, ALVIN	6543 Citrus St	Orlando	FL	32825
ALLEN, ALVIN	0987 Mandarin St	Orlando	FL	32826
ALLEN, ALVIN	4321 Grapefruit St	Orlando	FL	32827
ALLEN, ALVIN	8765 Watermelon St	Orlando	FL	32828
ALLEN, ALVIN	2109 Strawberry St	Orlando	FL	32829
ALLEN, ALVIN	6543 Raspberry St	Orlando	FL	32830
ALLEN, ALVIN	0987 Blueberry St	Orlando	FL	32831
ALLEN, ALVIN	4321 Blackberry St	Orlando	FL	32832
ALLEN, ALVIN	8765 Elderberry St	Orlando	FL	32833
ALLEN, ALVIN	2109 Mulberry St	Orlando	FL	32834
ALLEN, ALVIN	6543 Currant St	Orlando	FL	32835
ALLEN, ALVIN	0987 Gooseberry St	Orlando	FL	32836
ALLEN, ALVIN	4321 Raspberry St	Orlando	FL	32837
ALLEN, ALVIN	8765 Strawberry St	Orlando	FL	32838
ALLEN, ALVIN	2109 Blackberry St	Orlando	FL	32839
ALLEN, ALVIN	6543 Elderberry St	Orlando	FL	32840
ALLEN, ALVIN	0987 Mulberry St	Orlando	FL	32841
ALLEN, ALVIN	4321 Currant St	Orlando	FL	32842
ALLEN, ALVIN	8765 Gooseberry St	Orlando	FL	32843
ALLEN, ALVIN	2109 Raspberry St	Orlando	FL	32844
ALLEN, ALVIN	6543 Strawberry St	Orlando	FL	32845
ALLEN, ALVIN	0987 Blackberry St	Orlando	FL	32846
ALLEN, ALVIN	4321 Elderberry St	Orlando	FL	32847
ALLEN, ALVIN	8765 Mulberry St	Orlando	FL	32848
ALLEN, ALVIN	2109 Currant St	Orlando	FL	32849
ALLEN, ALVIN	6543 Gooseberry St	Orlando	FL	32850
ALLEN, ALVIN	0987 Raspberry St	Orlando	FL	32851
ALLEN, ALVIN	4321 Strawberry St	Orlando	FL	32852
ALLEN, ALVIN	8765 Blackberry St	Orlando	FL	32853
ALLEN, ALVIN	2109 Elderberry St	Orlando	FL	32854
ALLEN, ALVIN	6543 Mulberry St	Orlando	FL	32855
ALLEN, ALVIN	0987 Currant St	Orlando	FL	32856
ALLEN, ALVIN	4321 Gooseberry St	Orlando	FL	32857
ALLEN, ALVIN	8765 Raspberry St	Orlando	FL	32858
ALLEN, ALVIN	2109 Strawberry St	Orlando	FL	32859
ALLEN, ALVIN	6543 Blackberry St	Orlando	FL	32860
ALLEN, ALVIN	0987 Elderberry St	Orlando	FL	32861
ALLEN, ALVIN	4321 Mulberry St	Orlando	FL	32862
ALLEN, ALVIN	8765 Currant St	Orlando	FL	32863
ALLEN, ALVIN	2109 Gooseberry St	Orlando	FL	32864
ALLEN, ALVIN	6543 Raspberry St	Orlando	FL	32865
ALLEN, ALVIN	0987 Strawberry St	Orlando	FL	32866
ALLEN, ALVIN	4321 Blackberry St	Orlando	FL	32867
ALLEN, ALVIN	8765 Elderberry St	Orlando	FL	32868
ALLEN, ALVIN	2109 Mulberry St	Orlando	FL	32869
ALLEN, ALVIN	6543 Currant St	Orlando	FL	32870
ALLEN, ALVIN	0987 Gooseberry St	Orlando	FL	32871
ALLEN, ALVIN	4321 Raspberry St	Orlando	FL	32872
ALLEN, ALVIN	8765 Strawberry St	Orlando	FL	32873
ALLEN, ALVIN	2109 Blackberry St	Orlando	FL	32874
ALLEN, ALVIN	6543 Elderberry St	Orlando	FL	32875
ALLEN, ALVIN	0987 Mulberry St	Orlando	FL	32876
ALLEN, ALVIN	4321 Currant St	Orlando	FL	32877
ALLEN, ALVIN	8765 Gooseberry St	Orlando	FL	32878
ALLEN, ALVIN	2109 Raspberry St	Orlando	FL	32879
ALLEN, ALVIN	6543 Strawberry St	Orlando	FL	32880
ALLEN, ALVIN	0987 Blackberry St	Orlando	FL	32881
ALLEN, ALVIN	4321 Elderberry St	Orlando	FL	32882
ALLEN, ALVIN	8765 Mulberry St	Orlando	FL	32883
ALLEN, ALVIN	2109 Currant St	Orlando	FL	32884
ALLEN, ALVIN	6543 Gooseberry St	Orlando	FL	32885
ALLEN, ALVIN	0987 Raspberry St	Orlando	FL	32886
ALLEN, ALVIN	4321 Strawberry St	Orlando	FL	32887
ALLEN, ALVIN	8765 Blackberry St	Orlando	FL	32888
ALLEN, ALVIN	2109 Elderberry St	Orlando	FL	32889
ALLEN, ALVIN	6543 Mulberry St	Orlando	FL	32890
ALLEN, ALVIN	0987 Currant St	Orlando	FL	32891
ALLEN, ALVIN	4321 Gooseberry St	Orlando	FL	32892
ALLEN, ALVIN	8765 Raspberry St	Orlando	FL	32893
ALLEN, ALVIN	2109 Strawberry St	Orlando	FL	32894
ALLEN, ALVIN	6543 Blackberry St	Orlando	FL	32895
ALLEN, ALVIN	0987 Elderberry St	Orlando	FL	32896
ALLEN, ALVIN	4321 Mulberry St	Orlando	FL	32897
ALLEN, ALVIN	8765 Currant St	Orlando	FL	32898
ALLEN, ALVIN	2109 Gooseberry St	Orlando	FL	32899
ALLEN, ALVIN	6543 Raspberry St	Orlando	FL	32900

John Doe
John Doe
John Doe



**NEBRASKA REAL ESTATE COMMISSION
SELLER 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).

How long has the seller owned the property? 1 year(s)
 Is seller currently occupying the property? (Circle one) **YES** NO If yes, how long has the seller occupied the property? 1 year(s)
 If no, has the seller ever occupied the property? (Circle one) YES | NO If yes, when? From _____ (year) to _____ (year)

This disclosure statement concerns the real property located at 302 Oakland Ave,
 in the city of Elwood, County of Gosper, State of Nebraska and legally described as:
Lot 1, N 1/2 Lot 2, Block 26; Original Town, Elwood Village 1.5
Lots, Gosper County, Nebraska.

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 **NOT a warranty of any kind** by the seller or any agent representing a principal in the transaction, and **should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain.** Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the numbered in the appropriate box. For example - if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I - If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A - Appliances	Working	Not Working	Do Not Know If Working	None / Not Included
1. Refrigerator	/			
2. Clothes Dryer				/
3. Clothes Washer				/
4. Dishwasher				/
5. Garbage Disposal	/			
6. Freezer				/
7. Oven	/			
8. Range	/			
9. Cooktop	/			
10. Microwave oven				/
11. Built-in vacuum system and equipment				/
12. Range ventilation systems	/			
13. Gas grill				/
14. Room air conditioner (_____ number)				/
15. TV antenna / Satellite dish				/
16. Trash compactor				/

Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Electrical service panel capacity _____ AMP Capacity (if known) _____ fuse _____ circuit breakers				
2. Ceiling fan(s) (<u>5</u> number)	/			
3. Garage door opener(s) (<u>2</u> number)	/			
4. Garage door remote(s) (<u>2</u> number)	/			
5. Garage door keypad(s) (_____ number)				/
6. Telephone wiring and jacks	/			
7. Cable TV wiring and jacks	/			
8. Intercom or sound system wiring			/	/
9. Built-in speakers				/
10. Smoke detectors (<u>3</u> number)	/			/
11. Fire alarm	/		/	
12. Carbon Monoxide Alarm (<u>1</u> number)	/			
13. Room ventilation/exhaust fan (<u>2</u> number)	/			
14. 220 volt service	/			
15. Security System _____ Owned _____ Leased _____ Central station monitoring				/
16. Have you experienced any problems with the electrical system or its components? _____ YES _____ NO				If YES, explain the condition in the comments section in PART III of this disclosure statement.

Seller's Initials JK Property Address 302 Oakland Ave, Elwood Buyer's Initials /

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				/
2. Attic fan	/			
3. Whole house fan				/
4. Central air conditioning _____ year installed (if known)		/		
5. Heating system _____ year installed (if known) _____ Gas _____ Electric _____ Other (specify _____)	/			
6. Fireplace / Fireplace Insert				/
7. Gas log (fireplace)				/
8. Gas starter (fireplace)				/
9. Heat pump _____ year installed (if known)				/
10. Humidifier				/
11. Propane Tank _____ year installed (if known) _____ Rent _____ Own				/
12. Wood-burning stove _____ year installed (if known)				/

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool				/
2. Plumbing (water supply)	/			
3. Swimming pool				/
4. a. Underground sprinkler system				/
b. Back-flow prevention system			/	
5. Water heater _____ year installed (if known)	/			
6. Water purifier _____ year installed (if known)				/
7. Water softener _____ Rent _____ Own				/
8. Well system			/	

Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	/			
2. Sump pump (discharges to _____)			/	
3. Septic System			/	

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.

Section A - Structural Conditions	YES	NO	Do Not Know
1. Age of roof (if known) <u>2</u> year(s)	N/A	N/A	
2. Does the roof leak?		/	
3. Has the roof leaked?			/
4. Is there presently damage to the roof?		/	
5. Has there been water intrusion in the basement or crawl space?		/	
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?			/
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?			/

Section A - Structural Conditions	YES	NO	Do Not Know
10. Year property was built <u>1900</u> (if known)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:	-----	-----	-----
- Foundation			/
- Floor			/
- Wall			/
- Sidewalk			/
- Patio			/
- Driveway			/
- Retaining wall			/
12. Any room additions or structural changes?		/	

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.

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

Section B - Environmental Conditions	YES	NO	Do Not Know
7. Underground fuel, chemical or other type of storage tank?		/	
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 law (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)		/	

Seller's Initials BY-NMG Property Address 302 Oakland Ave, Elwood Buyer's Initials /

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

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?	/		
2. Any easements, other than normal utility easements?		/	
3. Any encroachments?		/	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		/	
5. Any lot-line disputes?		/	
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?		/	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		/	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		/	
9. Any private transfer fee obligation upon sale?			/

Section C - Title Conditions	YES	NO	Do Not Know
10. 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?			/
11. Is there a common wall or walls?			/
b. Is there a party wall agreement?			/
12. Any lawsuits regarding this property during the ownership of the seller?		/	
13. Any notices from any governmental or quasi-governmental agency affecting the real property?		/	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		/	
15. Any deed restrictions or other restrictions of record affecting the real property?		/	
16. Any unsatisfied judgments against the seller?		/	
17. Any dispute regarding a right of access to the real property?		/	
18. Any other title conditions which might affect the real property?		/	/

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

Section 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?			/
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?			/
b. Is the system operational?			/
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.)?			/
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?			/
b. Is the system operational?			/
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?			/
b. Is the system operational?			/
6. a. Are the dwelling(s) and the improvements connected to a septic system?			/
b. Is the system operational?			/
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?	/		

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain?		/	
b. Is the real property in a floodway?			/
9. Is trash removal service provided to the real property? If so, are the trash services <u>public</u> private	/		
10. Have the structures been mitigated for radon? If yes, when? _____			/
11. Is the property connected to a natural gas system?	/		
12. Has a pet lived on the property? Type(s) <u>Cat, dog</u>	/		
13. 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?			/
16. 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)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
1. Servicing of air conditioner	2017	/			
2. Cleaning of fireplace, including chimney					/
3. Servicing of furnace	2017	/			
4. Professional inspection of furnace A/C (HVAC) System			/		
5. Servicing of septic system			/		

Section E - Cleaning / Servicing Conditions	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					/
8. Tested well water					/
9. Serviced / treated well water					/

Seller's Initials ZSL/LLK Property Address 302 Oakland Ave, Elwood Buyer's Initials /

PART III – Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number.
 Note: Use additional pages if necessary.

If checked here _____ PART III is continued on a separate page(s)

SELLER'S CERTIFICATION

Seller hereby certifies that this disclosure statement, which consists of _____ pages (including additional comment pages), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature *Anthony J. Smith* Date 8.18.17
 Seller's Signature *Kathryn M. Gralke* Date 8.18.2017

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature _____ Date _____
 *Purchaser's Signature _____ Date _____



**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 for property located at 302 Oakland Ave, Elwood NE 68937 (address)

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
 (i) _____ Known lead-based paint and /or lead-based paint hazards are present in the housing (explain)

ZSB (ii) KMG 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 (initial (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).

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

Purchaser's Acknowledgement (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 Acknowledgement (initial)

(f) LB 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.

[Signature] 8-18-17
 Seller Date

[Signature] 8-18-2017
 Seller Date

 Purchaser Date
[Signature] 8-18-17
 Agent Date

 Purchaser Date

 Agent Date

Existing Home Disclosure Acknowledgement

Please confirm the following:

1. That you are buying a pre-owned home. It is not in new condition. You should not expect it to be perfect.
 2. It is recommended that you obtain a general home inspection from a qualified inspector to determine the integrity and external components of the dwelling. All the inspections should be completed within 10 days after the final acceptance (or per stated in the purchase agreement)
 3. That if you have specific concerns about the property such as, but not limited to: the condition of the roof or basement, furnace or air conditioning, plumbing or electrical service, structural integrity, the lot size or the location of boundaries, whether the home is on a well water system, or whether it has a septic or sewer system; we urge you to obtain an inspection by a qualified professional trained in your specific area of concern.
 4. We can not guarantee that a child will attend a certain school in the school district or which schools children would attend. If zoning or future zoning or whether there are any potential code violations are important factors in your decision to purchase the property, you are urged to verify this yourself, as any information you receive may not be accurate.
 5. Information on the Sellers Property Disclosure form has not been verified. If any items on said disclosure are concerns, you should seek professional advice. A home warranty or CAP Program is something you may look into and is available for you to purchase.
 6. That upon your walk-through inspection prior to closing, you determine non-compliance of the working condition of the heating, air conditioning, water heater, sewer, plumbing, electrical systems, or any built-in appliances, you should either:
 - a. ensure repairs are made prior to closing
 - b. request sufficient funds to be withheld from the seller to assure compliance.
- or
- c. Not close until satisfactory written agreement is reached

REALTORS® can not be liable for defects and malfunctions in the property.

I have read and understand the above and acknowledge receiving copy of the same.

Gregory J. G...

Buyer

8-18-17

Date

Karen M. Grobe

Buyer

8-18-2017

Date

Seller

Date

Seller

Date