## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT RESIDENTIAL-SDCL 43-4-44 Seller(s) Lyle 3 Lenora Pawlowski Life Etate Property Address 102 Property Legal Description Lat 4 This Disclosure Statement concerns the real property identified above and offered for sale. This disclosure is required by law to be completed by sellers of real property and given to potential buyers. This form can have important legal consequences. If you do not understand this form, you should seek advice from a competent source. Seller states that the information contained in this disclosure fully reflects the Seller's knowledge of the matters disclosed as of the date affixed to the form. If any material fact changes prior to closing, the seller MUST disclose that change in a written amendment to this disclosure statement and give the same to the buver. This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPCETIONS OR WARRANTIES either party 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 the answer to any of the following requires more space for explanation, please fully explain in comments or on an attached separate sheet. I. LOT OR TITLE INFORMATION 1. When did you purchase or build the home? LOT OR TITLE N/A Comments Yes No Do INFORMATION Not Know 2. Are there any recorded liens or financial instruments against the property, other than a first mortgage? 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?

4	A so the second					1 1
4.	Are there any easements					Yes lat augolas
	which have been granted in					113, 101 OVER 100
	connection with the property	14				Yes, lot overlap withour in th
	(other than normal utility	X				SOLLINGTOC LIBITIAN
	easements for public water				l	NW corner of
	and sewer, gas and electric					000000
	service, telephone service,					garage,
	cable television service,					
	drainage, and sidewalks)?					
5.	Are there any problems		,			
	related to establishing the		X			
	lot lines/boundaries?					
6.	Do you have a location					If yes, attach a copy.
	survey in your possession					
	or a copy of the recorded		Χ			
	plat?		/ \			
7.	Are you aware of any					
	encroachments or shared					
	features, from or on					
	adjoining property (i.e.		L			
	fences, driveway, sheds,		/-			
	outbuildings, or other					
	improvements)?					
8.	Are you aware of any					If yes, attach a copy.
•	covenants or restrictions					, , , , , , , , , , , , , , , , , , , ,
	affecting the use of the		N			
	property in accordance with		1			
	local law?					
9.	Are you aware of any					
	current or pending litigation,					
	foreclosure, zoning, building					
	code or restrictive covenant		X			
	violation notices, mechanic's		/			
	liens, judgments, special					
	assessments, zoning					
	changes, or changes that					
	could affect your property?					
10.	Is the property currently	V	4			
	occupied by the owner?	X				
11.	Does the property currently	<u> </u>				
	receive the owner-occupied					
	tax reduction pursuant to	X				
	SDCL 10-13-39?	X				
12.	Is the property currently part					
12.	of a property tax freeze for		1			
	any reason?		X			
13.			×			
	Is the property leased?	-			_	
14.	If leased, does the property				U	
	use comply with applicable				X	
	local ordinances?			L		

15.	Does this property or any portion of this property receive rent?		Х	If yes, how much \$ and how often
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?	Χ	7	If yes, what are the fees or assessments?  \$ per  (i.e. annually, semi-annually, monthly) Payable to whom:  For what purpose:
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than fortyeight hours?	χ		
18.	Is the property located in a flood plain?	Χ		
19.	Are federally protected wetlands located upon any part of the property?	Χ		
20.	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?	χ		If yes, what are the fees or charges?  \$ per  (i.e. annually, semi-annually, monthly)

Additional Comments			
· ·			

### II. STRUCTURAL INFORMATION

	STRUCTURAL	Yes	No	Do	N/A	Comments
	INFORMATION			Not		5
				Know		( )
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?		Χ			

2.	Have any water damage related		Т			
۷.	repairs been made?		X			
	Are there any unrepaired water-		1.			
	related damages that remain?		X			
3.	Are you aware if drain tile is	,			on N side eave	
	installed on the property?	X			drains	
4.	Are you aware of any interior					
	cracked walls, ceilings or floors, or					
	cracks or defects in exterior					
	driveways, sidewalks, patios, or		X			
	other hard surface areas?		1/\			
5.	Type of roof covering:					
_	asphalt shingles		+-			
6.	Are you aware of any roof		X			
7.	leakage, past or present?  Is there any existing unrepaired		+/			
<i>'</i> .	damage to the roof?		X			
8.	Are you aware of insulation in		+/-			
•	ceiling/attic?	K				
9.	Are you aware of insulation in				C 1/2 inch	
	walls?	K			spray foam lainch	0
10.	Are you aware of insulation in the	X			spray four under	
	floors?	λ.	_		3 season porch + laune	14 100000
11.	Are you aware of any pest					
	infestation or damage, either past		lχ			
	or present?  Are you aware of the property		+/\		If yes, who treated it and	
	having been treated or repaired				when?	
	for any pest infestation or		X		Wileit	
	damage?		^			
12.	Are you aware of any work upon					
	the property which required a		١.			
	building, plumbing, electrical, or		ĺχ			
	any other permit?					
13.	Was a permit obtained for work			X		
	performed upon the property?		+			
	Was the work approved by an					
	inspector as required by local or state ordinance?			メ		
14.	Are you aware of any past or		+	<del>                                     </del>		
۱٦.	present damage to the				Rebuild from 2014	
	property (i.e. fire, smoke, wind,		X		tornado.	
	floods, hail, or snow)?					
15.	Have any insurance claims been	\ \			rebuild from	
	made for damage to the property?	X			3014 +DNOOL	
16.	Was an insurance payment				re Dur 1d Erom	
	received for damage to the	X			2014 tornado	
4=	property?				1221 12000	
17.	Has the damage to the property					

	been repaired?	X				
18.	Are there any unrepaired damages to the property from the insurance claim?		X	r		
19.	Are you aware of any problems with sewer blockage or backup, past or present?	,	X			
20.	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?		X		2	

Additional Comments	

## III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Includ	Comments
1.	Air Conditioning System					Age of
	centralair					System, if
	2015 new	X				known:
	au 13 new					200
						2014
2.	Air Exchanger	×				2014
3.	Air Purifier			X		
4.	Attic Fan			×		
5.	Bathroom Whirlpool and Controls			X		
6.	Burglar Alarm & Security System			X		
7.	Ceiling Fan 😕 🗸	X				2014
8.	Central Air - Electric	×				2014
9.	Central Air – Water Cooled			X		
10.	Cistern			×		
11.	Dishwasher	X				2014
12.	Disposal	X				2014
13.	Doorbell	X				2014
14.	Fireplace			X.		
15.	Fireplace Insert			X		
16.	Garage Door(s) × 2	×				NIOS
17.	Garage Door Opener(s) × 2	X				2014
18.	Garage Door Control(s) × 2	X				4106
19.	Garage Wiring	X				S014
20.	Home Heating System(s) Type:					Age of
	Central air					System, if
	Ca Hui air					known:
						4165

22. Humidifier 23. In Floor Heat 24. Intercom 25. Light Fixtures 26. Microwave × Z 27. Microwave Hood 28. Plumbing and Fixtures 29. Pool and Equipment 30. Propane Tank – Select One: Leased Owned 31. Radon System 32. Sauna 33. Septic/Leaching Field 34. Sewer Systems/Drains 35. Smart Home System 36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Light Tank A Select One: X System includes: X Sourd X S	21.	Hot Tub and Controls			<i>\sqrt{1}</i>	
23.   In Floor Heat					X	<del>                                     </del>
24. Intercom 25. Light Fixtures 26. Microwave X Z X X X X X X X X X X X X X X X X X				`	$\overline{\mathbf{x}}$	<del>                                     </del>
25. Light Fixtures 26. Microwave X Z 27. Microwave Hood 28. Plumbing and Fixtures 29. Pool and Equipment 30. Propane Tank – Select One:     Leased Owned 31. Radon System 32. Sauna 33. Septic/Leaching Field 34. Sewer Systems/Drains 35. Smart Home System 36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:     X					-	
26. Microwave X Z  27. Microwave Hood  28. Plumbing and Fixtures  29. Pool and Equipment  30. Propane Tank – Select One:     Leased Owned  31. Radon System  32. Sauna  33. Septic/Leaching Field  34. Sewer Systems/Drains  35. Smart Home System  36. Smoke/Fire Alarm  37. Solar House – Heating  38. Sump Pump(s)  39. Switches and Outlets  40. Underground Sprinkler and Heads  41. Vent Fan – Kitchen  42. Vent Fan – Bathroom  X A ONY  Age of  System, if  Known:			7			20111
27. Microwave Hood 28. Plumbing and Fixtures 29. Pool and Equipment 30. Propane Tank – Select One:     Leased Owned 31. Radon System 32. Sauna 33. Septic/Leaching Field 34. Sewer Systems/Drains 35. Smart Home System 36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:     X						
28. Plumbing and Fixtures  29. Pool and Equipment  30. Propane Tank – Select One:     Leased Owned  31. Radon System  32. Sauna  33. Septic/Leaching Field  34. Sewer Systems/Drains  35. Smart Home System  36. Smoke/Fire Alarm  37. Solar House – Heating  38. Sump Pump(s)  39. Switches and Outlets  40. Underground Sprinkler and Heads  41. Vent Fan – Kitchen  42. Vent Fan – Bathroom  43. Water Heater – Select One:     X Electric Gas      Solar Hone:     X Solar House – Heating      X Solar House – Heati			X		· ·	2014
29. Pool and Equipment 30. Propane Tank – Select One: Leased Owned 31. Radon System 32. Sauna 33. Septic/Leaching Field 34. Sewer Systems/Drains 35. Smart Home System 36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One: X Electric Gas Y Sund Ax						2011
30. Propane Tank – Select One: Leased Owned  31. Radon System  32. Sauna  33. Septic/Leaching Field  34. Sewer Systems/Drains  35. Smart Home System  36. Smoke/Fire Alarm  37. Solar House – Heating  38. Sump Pump(s)  39. Switches and Outlets  40. Underground Sprinkler and Heads  41. Vent Fan – Kitchen  42. Vent Fan – Bathroom  43. Water Heater – Select One: Leased Owned  X. Solar House  X. Solar						2019
Leased Owned  31. Radon System  32. Sauna  33. Septic/Leaching Field  34. Sewer Systems/Drains  35. Smart Home System  36. Smoke/Fire Alarm  37. Solar House – Heating  38. Sump Pump(s)  39. Switches and Outlets  40. Underground Sprinkler and Heads  41. Vent Fan – Kitchen  42. Vent Fan – Bathroom  43. Water Heater – Select One:  X Lelectric Gas  Suna X					X	-
31. Radon System 32. Sauna 33. Septic/Leaching Field 34. Sewer Systems/Drains 35. Smart Home System 36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X X X X X X X X X X X X X X X X X X X	30.					
32. Sauna 33. Septic/Leaching Field 34. Sewer Systems/Drains 35. Smart Home System 36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Sump Pump(s) 44. Water Heater – Select One:  X Electric Gas  X Sump Switches	21				~	 
33. Septic/Leaching Field 34. Sewer Systems/Drains 35. Smart Home System  36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Solar House – Heating X ARIVE AND					-	
34. Sewer Systems/Drains 35. Smart Home System  36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Smart  X Home System includes:  X Soly  X Soly  X Soly  X Soly  X Soly  Age of System, if known:					X	
35. Smart Home System  36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas  X Smart Home System includes:  X Soly  Age of System, if known:					~	
36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas  Home System includes:  X 2014  X 2014  April 1 2014  April 2 2014  April			X			
36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas  I Reference includes:  System includes:  X  AD14  AD14  AD14  AG2  AG3  AG3  AG3  AG3  AG3  AG3  AG4  AG5  AG5  AG5  AG5  AG5  AG5  AG5	35.	Smart Home System			x	
36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas includes:  includes:  align  Ali					^	
36. Smoke/Fire Alarm 37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas  I Februari		2				
37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas System, if known:						includes:
37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas System, if known:		, ,				
37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas System, if known:						
37. Solar House – Heating 38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas System, if known:	26	Smake/Eiro Alarm				
38. Sump Pump(s) 39. Switches and Outlets 40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas System, if known:			×			 2014
40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas System, if known:		Solar House – Heating			X	
40. Underground Sprinkler and Heads 41. Vent Fan – Kitchen 42. Vent Fan – Bathroom 43. Water Heater – Select One:  X Electric Gas System, if known:			X			
41. Vent Fan – Kitchen  42. Vent Fan – Bathroom  43. Water Heater – Select One:  X Electric Gas  Known:			×			2014
42. Vent Fan – Bathroom  43. Water Heater – Select One:  X Electric Gas  System, if known:						
43. Water Heater – Select One:  X Electric Gas System, if known:					X	
X Electric Gas System, if known:			X			
known:	43.					
2011		lifetimi				known:
						2014
44. Water Purifier, Select One:	44.	·				
Leased Owned X					X	
45. Water Softener, Select One:	45.					
Leased X Owned X		Leased 🔀 Owned	X			2014
46. Well and Pump	46.	Well and Pump			×	
47. Wood Burning Stove	47.	Wood Burning Stove				

Additional Comments	

# IV. HAZARDOUS CONDITIONS

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

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

HAZARDOUS CONDITIONS		ting itions	Tests Performed		Comments
	Yes	No	Yes	No	
1. Methane Gas		X			
2. Lead Paint		V			
3. Radon Gas (House)		×			
4. Radon Gas (Well)		X			
5. Radioactive Materials		X			
6. Landfill, Mineshaft		×			
7. Expansive Soil		X			
8. Mold		X			
9. Toxic Materials		X			
10. Urea Formaldehyde Foam Insulations		X			
11. Asbestos Insulation		X			
12. Buried Fuel Tanks		×			
<ol><li>13. Chemical Storage Tanks</li></ol>		Х			
<ol><li>14. Fire Retardant Treated Plywood</li></ol>		X			
15. Production of Methamphetamines		X			
16. Use of Methamphetamines		×			

### V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Is the street or road located at the end of the driveway to the property public or private Public Private	Х				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.		X.			
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.				X	
4.	Since you have owned the					

				_						
		property, are you aware of a								
		human death by homicide or								
		suicide occurring on the property?		X						
	5.	Is the water source (select one)		+		If private, what is the				
	٦.									
		public or private	×			date and result of the				
						last water test?				
	6.	Is the sewer system (select one)				If private, what is the				
		_X_ public or private		1		date of the last time				
	/	public of private	X			septic tank was				
						pumped?				
	7.	Are there broken window panes or		1.,						
		seals?		l X						
	8.	Are there any items attached to		_		If yes, please list:				
	١٠.			1		ii yes, piease list.				
		the property that will not be left,								
		such as: towel bars, mirrors,								
		curtain rods, window coverings,								
		light fixtures, clothes lines, swing		X						
		sets, storage sheds, ceiling fans,		~	A					
		basketball hoops, mail boxes, tv								
		mounts, speakers, etc.?								
	_		-	+-		If alama and in				
	9.	Are you aware of any other		\.		If yes, please explain:				
		material facts which have not		X						
4		been disclosed on this form?								
VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)										
_										
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.										
Se	Seller Date Seller 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

	enting any party to this tra	ansaction makes no	pearing beside my/our signature(s) orepresentations and is not
Buyer	Date	Buyer	Date

SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH

PROFESSIONAL ADVICE AND INSPECTIONS.