

Signature of Seller

Signature of Seller (at closing)

Rocuel Camppell

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 12-21-24

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

and street, city, state, and ZIP code) 7259 N Baseline Rd., Wawaka, IN 46794

| 1. The following are in the condition A. APPLIANCES | Nons/Not Included/ | Defective | Not Defective | De Not Know | C. WATER & SEWER SYSTEM | None/Not Included Rented | Defective | | ot ctive | Do Not Know |
|---|--|---|------------------|---------------------|--|--------------------------------|----------------|----------|------------------|----------------|
| Built-in Vacuum System | Rented | П | | | Cistern | 回 | | [|] | |
| Clothes Dryer | d | -ă- | Ħ | | Septic Field/Bed | | | 旦 | | |
| Clothes Washer | | -ă- | ΠĒ | | Hot Tub | B | | | | |
| Dishwasher | | - i | U U | | Plumbing | | | E- | | |
| Disposal | | -i- | Ħ | | Aerator System | P | П | | | |
| Freezer | | Ħ | Ħ | n | Sump Pump | | | | | |
| Gas Grill | Ø | | Ħ | H | Irrigation Systems | P | n | | | |
| Hood | Ø | | H | H | Water Heater/Electric | | П | P | 3 | |
| Microwave Oven | | n | D D | H | Water Heater/Gas | B | | | | |
| | | H | 回 | H | Water Heater/Solar | Ø | П | | | |
| Oven | <u>-</u> | H | | H | Water Purifier | П | n | P | | |
| Range | 말 | H | | H | Water Softener | П | H | Ø | | Ē |
| Refrigerator | | | | H | Well | П | Ħ | | | |
| Room Air Conditioner(s) | 2 | | | H | Septic and Holding Tank/Septic Mound | П | | | | |
| Trash Compactor | <u> 2</u> | | | $\vdash eg \vdash$ | Geothermal and Heat Pump | | | | i | Ē |
| TV Antenna/Dish | | | | | | | | _ | | |
| Other: | | <u> </u> | <u> </u> | 무 | Other Sewer System (Explain) | | | [|] | |
| | | <u> </u> | | <u> </u> | Swimming Pool & Pool Equipment | P | П | Г | 1 | |
| | | | | 무 | | | | Yes | No | Do Not |
| | | | | | | white weter o | untom? | | Ø | Know |
| | NM-N | | Not | Do Not | Are the structures connected to a p | | | H | 12 | ⊢片 |
| B. Electrical System | None/Not Included/ Rented | Defective | Defective | Know | Are the structures connected to a public sewer system? Are there any additions that may require improvements to the sewage disposal system? | | | | | |
| Air Purifier | | | 山 | | If yes, have the improvements been completed on the | | | | | |
| Burglar Alarm | 日 | | | | sewage disposal system? | | | | | |
| Ceiling Fan(s) | | | ₽ | | Are the improvements connected to a private/community water system? | | | | | |
| Garage Door Opener / Controls | 9 | | | | Are the improvements connected to a private/community | | | | | |
| Inside Telephone Wiring and Blocks/Jacks | | | | | sewer system? D. HEATING & COOLING | None/Not Defective | | | Not Defective | |
| Intercom | | | | | SYSTEM | Rented | | | CUVO | Know |
| Light Fixtures | | | B | | Attic Fan | P | П | | | |
| Sauna | D) | | | | Central Air Conditioning | Ē | | | 7 | |
| Smoke/Fire Alarm(s) | | | P | | Hot Water Heat | n | n | Ø | | |
| Switches and Outlets | П | | 13 | | Fumace Heat/Gas | | | | 4 | |
| Vent Fan(s) | D) | | | | Furnace Heat/Electric | | H | 10 | | |
| 60/100/200 Amp Service | | | | 9 | Solar House-Heating | e e | H | _ | 79 | |
| (Circle one) | - | | | | Woodburning Stove | P | Ħ | | | n |
| Generator | | | loant"Defeat | " advorse | Fireplace | P | h | | | H |
| NOTE: Means a condition the effect on the value of the prop | erty, that wo | uld significa | intly impair t | he health | Fireplace Insert | Ø | | | j | |
| or safety of future occupants of | of the proper | tv. or that if | not repaired | , removed | Air Cleaner | | | | 7 | Ħ |
| or replaced would significantly shorten or adversely affect the expected normal life of the premises. | | | | | Humidifier | H | | | | H |
| normal life of the premises. | | | | | | | H | _ | 7 | H |
| | | | | | Propane Tank | | П | | <u> </u> | H |
| | | | | | Other Heating Source | a the College | | _ | | |
| disclosure form is not a warranty prospective buyer or owner may the purchaser at settlement that | by the owner later obtain. A t the condition | r or the owne At or before so on of the pro | rs agent, if a | ny, and the c | certifies to the truth thereof, based of lisclosure form may not be used as a s juired to disclose any material change same as it was when the disclosure | in the physic | al condition o | f the pr | operty | or certify |
| acknowledge receipt of this Disclosure by signing below. Signature of Seller | | | | | Signature of Buyer | | | | | |
| Signature of Seller | 2 5 5 | nuer activities | | | Signature of Buyer | | | | _ | |

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

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| 2, ROOF | YES | NO | DO NOT KNOW | 4. OTHER DISCLOSURES | YES | NO | DO NOT KNOW |
|---|--|--|---|--|---------------------------|------------------------|------------------------------|
| Age, if known Years. | | | | De structures have aluminum wiring? | | 回 | |
| Does the roof leak? | | | | Do structures have aluminum wiring? Are there any foundation problems with the | | <u> </u> | |
| Is there present damage to the roof? | | Ø | | structures? | | | |
| Is there more than one layer of shingles on the house? | | 乜 | | Are there any encroachments? | | 回 | |
| If yes, how many layers? | | | | Are there any violations of zoning, building codes, or restrictive covenants? | | 乜 | |
| | | | | Is the present use of non-conforming use? Explain: | | | |
| 3. HAZARDOUS CONDITIONS | YES | NO | DO NOT KNOW | | | | |
| Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? | | Ø | | | | | |
| Is there any contamination caused by the | | 囡 | | Is the access to your property via a private road? | | | |
| manufacture or a controlled substance on the property that has not been certified as | | | | Is the access to your property via a public road? | | | |
| decontaminated by an inspector approved | | | | Is the access to your property via an easement? Have you received any notices by any | | Ø | |
| under IC 13-14-1-15? Has there been manufacture of | 57.20 | | | governmental or quasi-governmental agencies affecting this property? | | Ø | |
| methamphetamine or dumping of waste from the manufacture of methamphetamine in a | | | | Are there any structural problems with the building? | | 回 | |
| residential structure on the property? Explain: | | | | Have any substantial additions or alterations been made without a required building permit? | | | |
| | | | | Are there moisture and/or water problems in the basement, crawl space area, or any other area? | | Ø | |
| | | | | Is there any damage due to wind, flood, termites, or rodents? | | | |
| | | | | Have any structures been treated for wood destroying insects? | | Ø | |
| | | | | Are the furnace/woodstove/chimney/flue all in working order? | er | | |
| E. ADDITIONAL COMMENTS AND/OR EXPLANA | TIONS: | | | Is the property in a flood plain? | | | |
| (Use additional pages, if necessary) | | | | Do you currently pay for flood insurance? Does the property contain underground storage | | <u> </u> | <u> </u> |
| | | | | tank(s)? | | Ø | |
| | | | | Is the homeowner a licensed real estate salesperson or broker? | | 回 | |
| | | | | Is there any threatened or existing litigation regarding the property? | | 回 | |
| | | | | Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? | | E | |
| | | | | Is the property located within one (1) mile of an airport? | | 回 | |
| KNOWLEDGE. A disclosure form is not a warranties that the prospection | arranty by o buyer o rtify to th | y the owne or owner π ie purchas | er or the owner nay later obtain ser at settlemer | | oe used as disclose ar | a substit v materia | tute for any Il change in |
| Signature of Seller Carph | r | | | Signature of Buyer | | | |
| Signature of Seller Round County | pee | | | Signature of Buyer | | | |
| The Seller hereby certifies that the condition o | f the prop | erty is sub | stantially the sa | me as it was when the Seller's Disclosure form was o | riginally p | rovided to | the Buyer. |
| Signature of Seller (at closing) | | | | Signature of Seller (at closing) | | | |
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| | | | ror | 204 402 | | | |
| | | | 101 | RM #03. | | | |