

# SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC) (To be delivered prior to buyer making Offer to Buy Real Estate)



Property Address:		See Attachment "A			
Property Owner (Seller – please pr	int per title):	Wi	nnebago County		
Purpose of Disclosure: Completion of the about the property, unless the property is		der Iowa law which m	andates Seller disclose con	ndition and inform	ation
Instructions to the Seller: (1) Complete utilize ordinary care in obtaining the information. (4) Additional "NA" (not applicable). (6) All approxim (7) Keep a copy of this statement.  Exempt Properties: Properties exempte containing 5 or more dwellings units; couproperties; transfers by a fiduciary in the exemption shall not apply to a transfer of rethe real estate at any time within the tweltenants in common; to or from any good commercial or agricultural property which low a Code 558A because one of the above	promation. (3) Provide pages or reports may ations must be identified from the Seller's durt ordered transfers; tourse of the administrate eal estate in which the live consecutive month vernmental division; in has no dwellings. S	e information in good be attached. (5) If so fied "AP". If you do isclosure requirement ransfers by a power or ration of a decedent's e e fiduciary is a living na- hs immediately preced- quit claim deeds; int	faith and make a reasonal ome items do not apply to not know the facts, write of include (IA Code 558A): if attorney; foreclosures; lest estate, guardianship, conser- atural person and was an oc- ling the date of transfer; be- tra family transfers; between	ble effort to ascer your property, we or check UNKNO  Bare ground; prounders selling forecreatorship, or trust ecupant in possess etween joint tenar een divorcing spo	tain rite DWN. operty closed t. This ion of onts, or ouses;
Property is exempt because one	or more of the above	e exemptions apply. (	If exempt -STOP HERE	– skip to signatu	re line)
Seller's Disclosure Statement: Seller di true and accurate to the best of my/our ke to any person or entity in connection with shall not be a warranty of any kind by Sel the purchaser may wish to obtain. The for Agent has no independent knowledge of advises Buyer to obtain independent in	nowledge as of the debt actual or anticipate eller or Seller's Agent ollowing are represer of the condition of the	ate signed. Seller authorized at the property and shall not be intentations made by Sellethe property except the sellethe property except the prop	horizes Agent to provide a or as otherwise provided nded as a substitute for an er and are not the represen	a copy of this state by law. This state by inspection or watations of Agent.	ement ement varranty
I. Property Conditions, Impro	-	•	nation•		
1. Basement/Foundation: Has ther please explain:				own 🗌 If yes	<b>i</b> ,
2. Roof: Any known problems? Y	es No Unkno	own Type	<del></del>	Unknowr	n 🔲
Date of repairs/replacement		Unknown Desc			_
3. Well and pump: Any known proof repair:			Type of well (depth/dia Has the water been tes		
Unknown If yes, date of last rep	ort/results:				
4. Septic tanks/drain fields: Any k  Unknown Age Unknow	n∏/ Date tank las	st inspected	Unl	known 🗌	
5. Sewer: Any known problems? Y	es No Any k	nown repairs/replac	:ement: Yes No L	vate of repairs	
6. Heating system(s): Any known prepairs	problems? Yes N	No ☐ Any known re	epairs/replacement? Yes	s No Date	of
7. Central Cooling system(s): Any Date of repairs	known problems?	Yes No Any	known repairs/replacem	ıent? Yes ☐ No	
8. Plumbing system(s): Any known of repairs	problems? Yes	]No  Any known	repairs/replacement? Y	es No Dat	te
9. Electrical system(s): Any known of repairs	n problems? Yes	No Any known	repairs/replacement? Y	es No Da	te
Buv	er initials	Seller initials	SM .		

Seller has owned the property since April 3 solely on the information known or reason structural/mechanical/appliance systems of disclose the changes to Buyer. In no even Broker's affiliated licensees (brokers and statement.  Seller acknowledges requirement the Sheet", prepared by the Iswa Department of Public Health.	3, 1967 (date). Seller has indicated available to the Seller(s). Of this property from the date of at shall the parties hold Broker list salespersons). Seller hereby a mat Buyer be provided with retment of Public Health.  Seller  a copy of this statement. This (s) may wish to obtain.	cated above the history and condition of all the items based
Seller has owned the property since April 3 solely on the information known or reason structural/mechanical/appliance systems of disclose the changes to Buyer. In no event Broker's affiliated licensees (brokers and statement.  Seller acknowledges requirement the Sheet', prepared by the Iowa Depart Seller acknowledges receipt of a super hereby acknowledges receipt of a	3, 1967 (date). Seller has indicated available to the Seller(s). of this property from the date of at shall the parties hold Broker list salespersons). Seller hereby a mat Buyer be provided with at the triment of Public Health.  Seller	cated above the history and condition of all the items based If any changes occur in the If this form to the date of closing, Seller will immediately liable for any representations not directly made by Broker or cknowledges Seller has retained a copy of this  If the "Iowa Radon Home-Buyers and Sellers Fact  Date 7-18-25
Seller has owned the property since April 3 solely on the information known or reason structural/mechanical/appliance systems of disclose the changes to Buyer. In no event Broker's affiliated licensees (brokers and statement.  Seller acknowledges requirement the Sheet', prepared by the Iswa Departs.	3, 1967 (date). Seller has indicated available to the Seller(s). of this property from the date of the shall the parties hold Broker list shall the parties hold Broker list salespersons). Seller hereby a mat Buyer be provided with rtment of Public Health.  Seller	cated above the history and condition of all the items based If any changes occur in the If this form to the date of closing, Seller will immediately liable for any representations not directly made by Broker or cknowledges Seller has retained a copy of this  If the "Iowa Radon Home-Buyers and Sellers Fact  Date 7-18-25
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Seller has owned the property since April 3 solely on the information known or reason structural/mechanical/appliance systems of disclose the changes to Buyer. In no event Broker's affiliated licensees (brokers and statement.	3, 1967 (date). Seller has indicated available to the Seller(s). of this property from the date of at shall the parties hold Broker list salespersons). Seller hereby a	cated above the history and condition of all the items based If any changes occur in the If this form to the date of closing, Seller will immediately itable for any representations not directly made by Broker or cknowledges Seller has retained a copy of this
	Tesponses above (2xtea	
state where a true, current copy of the 21. Has there been "major" structu	ıral remodeling? 🔲 Yes 🗌	No If yes, please explain:
20. Covenants: Is the property subje	ect to restrictive covenants?	Yes No Unknown If yes attach a copy OR
19. Do you know the zoning classific	cation of this property? Ye	es No Unknown What is the zoning?
16. Structural Damage: Any known 17. Physical Problems: Any known	settling, flooding, drainage of	No Unknown Orgrading problems? Yes No Unknown Orgrading problems? Yes No Unknown Orgrading If yes, flood plain designation
15. Features of the property known to	o be shared in common with	adjoining landowners, such as walls, fences, roads have an effect on the property? Yes No
	ng matters, nonconforming u	ilities like pools, tennis courts, walkways or other uses, or a Homeowners Association which has any
13. Lead Based Paint: Known to be part Yes No Unknown If yes		een tested for the presence of lead based paint?
		Seller Agrees to release any testing results. If
12. Radon: Any known tests for the	presence of radon gas? Yes	No If yes, who tested?
11. Asbestos: Is asbestos present in au	ny form in the property? Yes	s No Unknown If yes, explain:
Infestation/Structural Damage? Ye  11. Asbestos: Is asbestos present in ar	es No Date of renair	rent Previous rs If yes, explain:

Form Simplicity

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# Attachment "A"

### Assessor parcel numbers 1130300004 and 1130300005

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30) Township Ninety-eight (98), Range Twenty-four (24) West of the Fifth P.M.

### AND

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), except the North one acre therof, of Section Thirty (30) Township Ninety-eight (98), Range Twenty-four (24) West of the Fifth P.M.



# SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC) (To be delivered prior to buyer making Offer to Buy Real Estate)



Property Address:		See Attachment "E	3"	
Property Owner (Seller – please p	rint per title):	Wi	nnebago County	
Purpose of Disclosure: Completion of the about the property, unless the property is		er Iowa law which n	nandates Seller disclose condi	ion and information
Instructions to the Seller: (1) Complete utilize ordinary care in obtaining the infethe required information. (4) Additional "NA" (not applicable). (6) All approxim (7) Keep a copy of this statement.  Exempt Properties: Properties exempt containing 5 or more dwellings units; comproperties; transfers by a fiduciary in the exemption shall not apply to a transfer of a the real estate at any time within the twe tenants in common; to or from any go commercial or agricultural property which lows Code 558A because one of the above	pages or reports may be actions must be identified from the Seller's district ordered transfers; tractourse of the administrate lestate in which the following pages of the administrate lestate in which the following pages of the security months wernmental division; quality has no dwellings. See exemptions apply.	information in good be attached. (5) If so ed "AP". If you do closure requirement insfers by a power of tion of a decedent's iduciary is a living not immediately preceduit claim deeds; in lier(s) certifies that the	faith and make a reasonable ome items do not apply to yo not know the facts, write or include (IA Code 558A): Be f attorney; foreclosures; lende estate, guardianship, conserva atural person and was an occuling the date of transfer; between the property is exempt from the content of the content of the property is exempt from the content of the conten	effort to ascertain ur property, write check UNKNOWN. are ground; property ers selling foreclosed torship, or trust. This pant in possession of even joint tenants, or a divorcing spouses; the requirement(s) of
Property is exempt because one	or more of the above	exemptions apply.	If exempt -STOP HERE -	skip to signature line)
Seller's Disclosure Statement: Seller de true and accurate to the best of my/our ket to any person or entity in connection with shall not be a warranty of any kind by Selthe purchaser may wish to obtain. The fact that has no independent knowledge advises Buyer to obtain independent in	nowledge as of the dat h actual or anticipated eller or Seller's Agent a following are represent of the condition of the	e signed. Seller aut sale of the property and shall not be inte ations made by Selle property except to	horizes Agent to provide a co or as otherwise provided by nded as a substitute for any i er and are not the representat	opy of this statement law. This statement inspection or warranty ions of Agent. The
<ol> <li>Property Conditions, Impro</li> <li>Basement/Foundation: Has then please explain:</li> </ol>				n ☐ If yes,
2. Roof: Any known problems? You Date of repairs/replacement  3. Well and pump: Any known proof repair:	oblems? Yes No	Unknown Des Unknown		Unknown Unknown date
Unknown If yes, date of last rep	ort/results:			
4. Septic tanks/drain fields: Any l Unknown Age Unknown 5. Sewer: Any known problems?	vn∭/ Date tank last	inspected	Unkne	own e of repairs
6. Heating system(s): Any known repairs	problems? Yes No	o ☐ Any known r	epairs/replacement? Yes	]No [ ] Date of
<ol> <li>Central Cooling system(s): Any Date of repairs</li> </ol>	known problems?	es No Any	known repairs/replacemer	ıt? Yes No
8. Plumbing system(s): Any know of repairs	n problems? Yes 🔲	No Any known	repairs/replacement? Yes	No Date
9. Electrical system(s): Any know of repairs	n problems? Yes 🔲	No Any known	repairs/replacement? Yes	☐ No ☐ Date
Dave	var initials	Sallar initials	SM	

10. Pest Infestation: (wood-destroying insects, bats, snakes known problems? Yes No Unknown Date of Infestation/Structural Damage? Yes No Date of	treatment Previous
11. Asbestos: Is asbestos present in any form in the propert	y? Yes No Unknown If yes, explain:
12. Radon: Any known tests for the presence of radon gas' Test results? Date of last report not, Check here	Yes No If yes, who tested? Seller Agrees to release any testing results. If
13. Lead Based Paint: Known to be present or has the prop Yes No Unknown If yes, what were the test re	- · · · · · · · · · · · · · · · · · · ·
14. Any known encroachments, easements, "common areas areas co-owned with others), zoning matters, nonconfor authority over the property? Yes \( \subseteq \text{No} \subseteq \text{Unknown} \subseteq \)	ming uses, or a Homeowners Association which has any
15. Features of the property known to be shared in common and driveways whose use or maintenance responsibility Unknown	with adjoining landowners, such as walls, fences, roads
16. Structural Damage: Any known structural damage? Y	es No Unknown
17. Physical Problems: Any known settling, flooding, drain 18. Is the property located in a flood plain? Yes No	nage or grading problems? Yes 🗌 No 🗍 Unknown 🗍
19. Do you know the zoning classification of this propert	y? Yes No Unknown What is the zoning?
20. Covenants: Is the property subject to restrictive coven state where a true, current copy of the covenants can be obtained.	ants? Yes No Unknown If yes attach a copy OR ained:
21. Has there been "major" structural remodeling?	Yes No If yes, please explain:
You MUST explain any "Yes" responses above (	
solely on the information known or reasonably available to the Se structural/mechanical/appliance systems of this property from the	date of this form to the date of closing, Seller will immediately roker liable for any representations not directly made by Broker or
Seller acknowledges requirement that Buyer be provide Sheet", prepared by the Iowa Department of Public Hea	llth.
Seller Seller Seller	Date 7-18-25
Buyer hereby acknowledges receipt of a copy of this statemen substitute for any inspection the buyer(s) may wish to obtain.	
Buyer acknowledges receipt of the "Iowa Radon Home- Department of Public Health.	Buyers and Sellers Fact Sheet" prepared by the Iowa
BuyerBuyer	Date
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## Attachment "B"

#### Assessor parcel number 1136292001

The South Half (S ½) of Block Five (5) Rebecca A. Clark's Addition to Forest City, Iowa, Subject to easements of record.

#### AND

A part of vacated West Street lying adjacent to vacated "I" Street and adjacent to a part of Block Five (5) of Rebecca A. Clark's Addition to the City of Forest City, Winnebago County, Iowa, described as follows: Beginning at the intersection of the southerly right of way line of "I" Street and the westerly right of way line of West Street (also known as the northeast corner of Lot One (1), Block Six (6) of Rebecca A. Clark's Addition); thence N10°03'40"E along the westerly right of way line of West Street, 215.07 feet; thence S86°04'00"E, 66.38 feet to the easterly right of way line of West Street; thence S10°03'40"W along said easterly right of way line, 214.99 feet; thence N86°08'00"W, 66.38 feet to the Point of Beginning containing 14,191.06 Sq. Ft.

#### AND

Commencing at the intersection of the easterly right of way line of Central Street and the southerly right of way line of "I" Street; thence S86°08'00"E along the southerly right of way line of "I" Street, 90.00 feet to the Point of Beginning; thence N4°03'20"E 66.00 feet to the northerly right of way line of "I" Street; thence S86°08'00'E along the northerly right of way line of "I" Street, 105.97 feet to the westerly right of way line of West Street; thence S10°03'40"W along said westerly right of way line of West Street, 66.38 feet to the Southerly right of way line of "I" Street; thence N86°08'00"W along the southerly right of way line of "I" Street, 99.02 feet to the point of beginning containing 6764.26 sq. ft.



# SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC) (To be delivered prior to buyer making Offer to Buy Real Estate)



Property Address:		See Attachment "C"		
Property Owner (Seller – please p	orint per title):	Winn	ebago County	
Purpose of Disclosure: Completion of about the property, unless the property	_	nder Iowa law which man	dates Seller disclose condition and	information
Instructions to the Seller: (1) Complete utilize ordinary care in obtaining the interpretation of the required information. (4) Additional "NA" (not applicable). (6) All approximation of the real exampted Properties: Properties exampted containing 5 or more dwellings units; comproperties; transfers by a fiduciary in the exampted shall not apply to a transfer of the real estate at any time within the two tenants in common; to or from any ground commercial or agricultural property while Iowa Code 558A because one of the above	formation. (3) Provided pages or reports may mations must be identified from the Seller's court ordered transfers; to course of the administic real estate in which the elve consecutive monto overnmental division; ch has no dwellings.	e information in good far be attached. (5) If som ified "AP". If you do not lisclosure requirement in transfers by a power of a ration of a decedent's est e fiduciary is a living nature that immediately preceding quit claim deeds; intra	ith and make a reasonable effort to e items do not apply to your proper at know the facts, write or check U clude (IA Code 558A): Bare grount attorney; foreclosures; lenders selling ate, guardianship, conservatorship, of aral person and was an occupant in page the date of transfer; between joint family transfers; between divorce	o ascertain erty, write INKNOWN. and; property ag foreclosed or trust. This cossession of at tenants, or ing spouses;
Property is exempt because on		e exemptions apply. (If	exempt -STOP HERE – skip to s	ignature line)
Seller's Disclosure Statement: Seller of true and accurate to the best of my/our less any person or entity in connection with shall not be a warranty of any kind by State purchaser may wish to obtain. The Agent has no independent knowledge advises Buyer to obtain independent	knowledge as of the d ith actual or anticipate Seller or Seller's Agen following are represent of the condition of t	ate signed. Seller authord sale of the property or t and shall not be intendentations made by Seller the property except that	rizes Agent to provide a copy of the as otherwise provided by law. The as a substitute for any inspection and are not the representations of A	nis statement his statement on or warranty Agent. The
I. Property Conditions, Impr	_		tion:	
1. Basement/Foundation: Has the please explain:				If yes,
2. Roof: Any known problems?		= v - <u>-</u>		known 🗌
Date of repairs/replacement  3. Well and pump: Any known p of repair:	oroblems? Yes∐N			
Unknown If yes, date of last regards. Septic tanks/drain fields: Any Unknown Age Unknown.  Sewer: Any known problems?	known problems? Y wn	st inspected	Unknown 🗌	oairs
6. Heating system(s): Any known repairs	problems? Yes 1	No ☐ Any known repa	airs/replacement? Yes No	Date of
7. Central Cooling system(s): An Date of repairs	y known problems?	Yes No Any kn	own repairs/replacement? Yes	No
8. Plumbing system(s): Any know of repairs	 vn problems? Yes ☐	]No∏ Any known re	pairs/replacement? Yes No	Date
9. Electrical system(s): Any know of repairs	n problems? Yes			Date
Bu	ver initials	Seller initials SN	/1	

		dents, destructive/troublesome animals, etc.) Any	
<b>-</b>	es No Unknown Date of treat		
11. Asbestos: Is asbestos	Damage? Yes No Date of repa	es No Unknown If yes, explain:	
12. Radon: Any known t	tests for the presence of radon gas? Yes	s No If yes, who tested?	
		Seller Agrees to release any testing results. If	
	nown to be present or has the property wn . If yes, what were the test results	been tested for the presence of lead based paint? s?	
areas co-owned with o		acilities like pools, tennis courts, walkways or other g uses, or a Homeowners Association which has any	
15. Features of the prope and driveways whose Unknown	erty known to be shared in common wit use or maintenance responsibility may	th adjoining landowners, such as walls, fences, roads y have an effect on the property? Yes No	
	Any known structural damage? Yes		
•		e or grading problems? Yes \( \subseteq \text{No} \subseteq \text{Unknown} \subseteq \text{nknown} \subseteq \text{If yes, flood plain designation}	
19 Do you know the zon	 ning classification of this property?	Yes No Unknown What is the zoning?	
17. Do you know the 201		105 110 0 0 million 11 what is the 20 mig.	
		? Yes No Unknown If yes attach a copy Ol	?
	t copy of the covenants can be obtained		
	jor" structural remodeling? Yes	tach additional sheets if Necessary):	-
Tou <u>Most</u> explain a	my 1 es 1 esponses above (Att	ach additional sheets if Necessary).	
solely on the information kn structural/mechanical/applia disclose the changes to Buye	nown or reasonably available to the Seller(s ance systems of this property from the date er. In no event shall the parties hold Broker	dicated above the history and condition of all the items based s). If any changes occur in the c of this form to the date of closing, Seller will immediately r liable for any representations not directly made by Broker or acknowledges Seller has retained a copy of this	
Seller acknowledges req	uirement that Buyer be provided wi	ith the "Iowa Radon Home-Buyers and Sellers Fact	
Sheet", prepared by the	Iowa Department of Public Health.		
Seller Sett (ex)	Sallan	Date 7-18-25	
Buyer hereby acknowledge	Seller		
substitute for any inspection		nis statement is not intended to be a warranty or to	
• •	es receipt of a copy of this statement. This on the buyer(s) may wish to obtain. The ceipt of the "Iowa Radon Home-Buye		

Form Simplicity

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## Attachment "C"

### Assessor parcel numbers 1136302001 and 1136302002

Lots One (1) and Four (4) in Block Seven (7) in Rebecca A. Clark's Addition to Forest City, Iowa Or as two parcels previously sold:

Lots One (1) and Four (4) in Block Seven (7) in Rebecca A. Clark's Addition to Forest City, Iowa, except that part of Lot One (1) described as commencing at the Northwest corner of Lot 1, Block 7, in Rebecca A. Clark's Addition to Forest City, Iowa, thence South on the West line of said Lot 1, 50 feet, thence East parallel to North line of said Lot 1, 50 feet, thence north parallel to West line of said Lot 1, 50 feet, to the North line of said Lot 1, thence West on North line of said Lot 1, 50 feet to place of beginning. AND

That part of Lot One (1) described as commencing at the Northwest corner of Lot 1, Block 7, in Rebecca A. Clark's Addition to Forest City, Iowa, thence South on the West line of said Lot 1, 50 feet, thence East parallel to North line of said Lot 1, 50 feet, thence north parallel to West line of said Lot 1, 50 feet, to the North line of said Lot 1, thence West on North line of said Lot 1, 50 feet to place of beginning.