



4.	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)?		✓		
5.	Are there any problems related to establishing the lot lines/boundaries?		✓		
6.	Do you have a location survey in your possession or a copy of the recorded plat?	✓			If yes, attach a copy. Only 2 of 3 parcels W 1/2 SW 1/4 5-18-74 S 1/2 NE 1/4 6-11-74
7.	Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?		✓		
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?		✓		If yes, attach a copy.
9.	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?		✓		
10.	Is the property currently occupied by the owner?		✓		
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?		✓		
12.	Is the property currently part of a property tax freeze for any reason?		✓		
13.	Is the property leased?		✓		
14.	If leased, does the property use comply with applicable local ordinances?				✓

15.	Does this property or any portion of this property receive rent?		✓			If yes, how much \$ _____ and how often _____ <i>only non-residential property</i>
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		✓			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 forty-eight hours?		✓			
18.	Is the property located in a flood plain?		✓			
19.	Are federally protected wetlands located upon any part of the property?		✓			
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?		✓			If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

Additional Comments \_\_\_\_\_

**II. STRUCTURAL INFORMATION**

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?	✓				<i>In Dec. 2004 the natural water line entering house leaked &amp; promptly repaired. Excessive rainfall can result in minimal water leakage in basement.</i>

2.	Have any water damage related repairs been made?		✓		
	Are there any unrepaired water-related damages that remain?		✓		
3.	Are you aware if drain tile is installed on the property?		✓		
4.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	✓			Foundation & sidewalk
5.	Type of roof covering: Asphalt	✓			
6.	Are you aware of any roof leakage, past or present?	✓			In entry/mud-room-repaired None in 3+ years
7.	Is there any existing unrepaired damage to the roof?		✓		
8.	Are you aware of insulation in ceiling/attic?			✓	
9.	Are you aware of insulation in walls?			✓	
10.	Are you aware of insulation in the floors?			✓	
11.	Are you aware of any pest infestation or damage, either past or present?		✓		
	Are you aware of the property having been treated or repaired for any pest infestation or damage?		✓		If yes, who treated it and when?
12.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?		✓		
13.	Was a permit obtained for work performed upon the property?		✓		
	Was the work approved by an inspector as required by local or state ordinance?				✓
14.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?	✓	Wax		None on residence Barn burned down Hail in approx 2005 Asphalt shingles replaced in approx 2005 Loss of barn
15.	Have any insurance claims been made for damage to the property?	✓			
16.	Was an insurance payment received for damage to the property?	✓			
17.	Has the damage to the property	✓			Residential only Barn not replaced

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

Additional Comments \_\_\_\_\_

### III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air Conditioning System	✓				Age of System, if known: used heat pump installed approx. 2015
2.	Air Exchanger			✓		
3.	Air Purifier			✓		
4.	Attic Fan			✓		
5.	Bathroom Whirlpool and Controls			✓		
6.	Burglar Alarm & Security System			✓		
7.	Ceiling Fan			✓		
8.	Central Air - Electric			✓		
9.	Central Air – Water Cooled	✓				
10.	Cistern			✓		
11.	Dishwasher			✓		
12.	Disposal			✓		
13.	Doorbell		✓	✓		
14.	Fireplace			✓		Wood stove in garage never used by me
15.	Fireplace Insert			✓		
16.	Garage Door(s)		✓			
17.	Garage Door Opener(s)		✓			
18.	Garage Door Control(s)		✓			
19.	Garage Wiring	✓				
20.	Home Heating System(s) Type:  Heat pump					Age of System, if known: Approx. 2015

21.	Hot Tub and Controls			✓	
22.	Humidifier			✓	
23.	In Floor Heat			✓	
24.	Intercom			✓	
25.	Light Fixtures	✓	✓		
26.	Microwave	✓			
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			✓	Smart Home System includes:
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: <input checked="" type="checkbox"/> Electric ___ Gas	✓			Age of System, if known: 10+ yrs?
44.	Water Purifier, Select One: ___ Leased ___ Owned			✓	
45.	Water Softener, Select One: ___ Leased ___ Owned			✓	
46.	Well and Pump	✓			
47.	Wood Burning Stove				

Garage - have not used while property owned by us  
 mid-Dakota; Artesian well for heat pump

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	Existing Conditions		Tests Performed		Comments
	Yes	No	Yes	No	
1. Methane Gas		✓		✓	
2. Lead Paint		✓		✓	
3. Radon Gas (House)		✓		✓	
4. Radon Gas (Well)		✓		✓	
5. Radioactive Materials		✓		✓	
6. Landfill, Mineshaft		✓		✓	
7. Expansive Soil		✓		✓	
8. Mold		✓		✓	
9. Toxic Materials		✓		✓	
10. Urea Formaldehyde Foam Insulations		✓		✓	
11. Asbestos Insulation		✓		✓	
12. Buried Fuel Tanks		✓		✓	
13. Chemical Storage Tanks		✓		✓	
14. Fire Retardant Treated Plywood		✓		✓	
15. Production of Methamphetamines		✓		✓	
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 <del>Private</del>	✓				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.		✓			
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.		✓			Never used by me
4.	Since you have owned the					

	property, are you aware of a human death by homicide or suicide occurring on the property?		✓		
5.	Is the water source (select one) ✗ public or _____ private	✓			If private, what is the date and result of the last water test?
6.	Is the sewer system (select one) _____ public or ✗ private	✓			If private, what is the date of the last time septic tank was pumped? <i>Not since I/we owned minimal use</i>
7.	Are there broken window panes or seals?	✓			
8.	Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?		✓		If yes, please list:
9.	Are you aware of any other material facts which have not been disclosed on this form?		✓		If yes, please explain:

Additional Comments \_\_\_\_\_

**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.

*John Karp* \_\_\_\_\_ *7/1/2021*  
 Seller Date

*Shelly Karp* \_\_\_\_\_ *7-1-21*  
 Seller 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

\_\_\_\_\_

Date

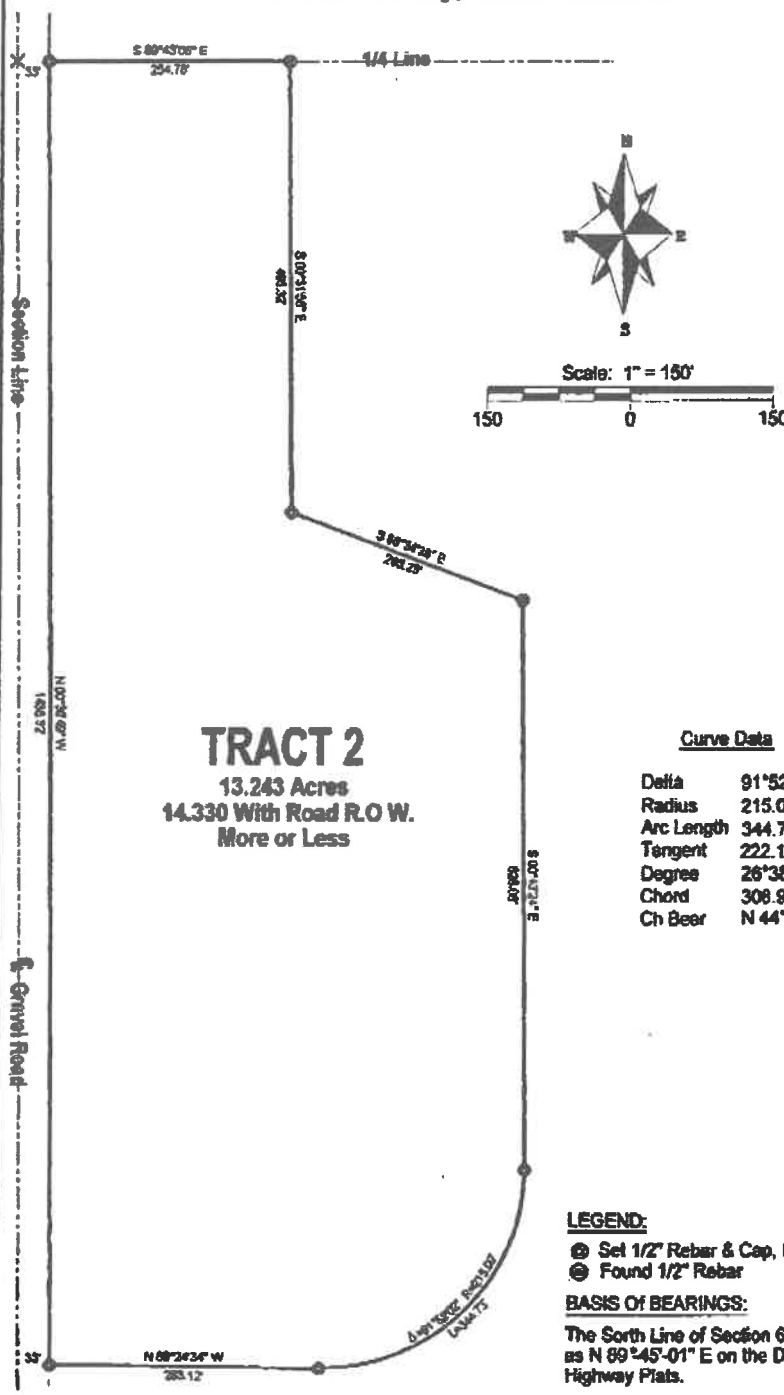
\_\_\_\_\_

Buyer

\_\_\_\_\_

Date

**PLAT OF TRACT 2**  
**SIMON ADDITION TO POTTER COUNTY**  
 located in the W1/2 SW1/4, Section 5, T118N, R74W, 5th P.M.,  
 Potter County, South Dakota.



**TRACT 2**  
 13.243 Acres  
 14.330 With Road R.O.W.  
 More or Less

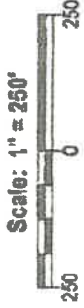
Curve Data

Delta	91°52'02"
Radius	215.00'
Arc Length	344.73'
Tangent	222.12'
Degree	26°38'57"
Chord	308.97'
Ch Bear	N 44°56'01" E

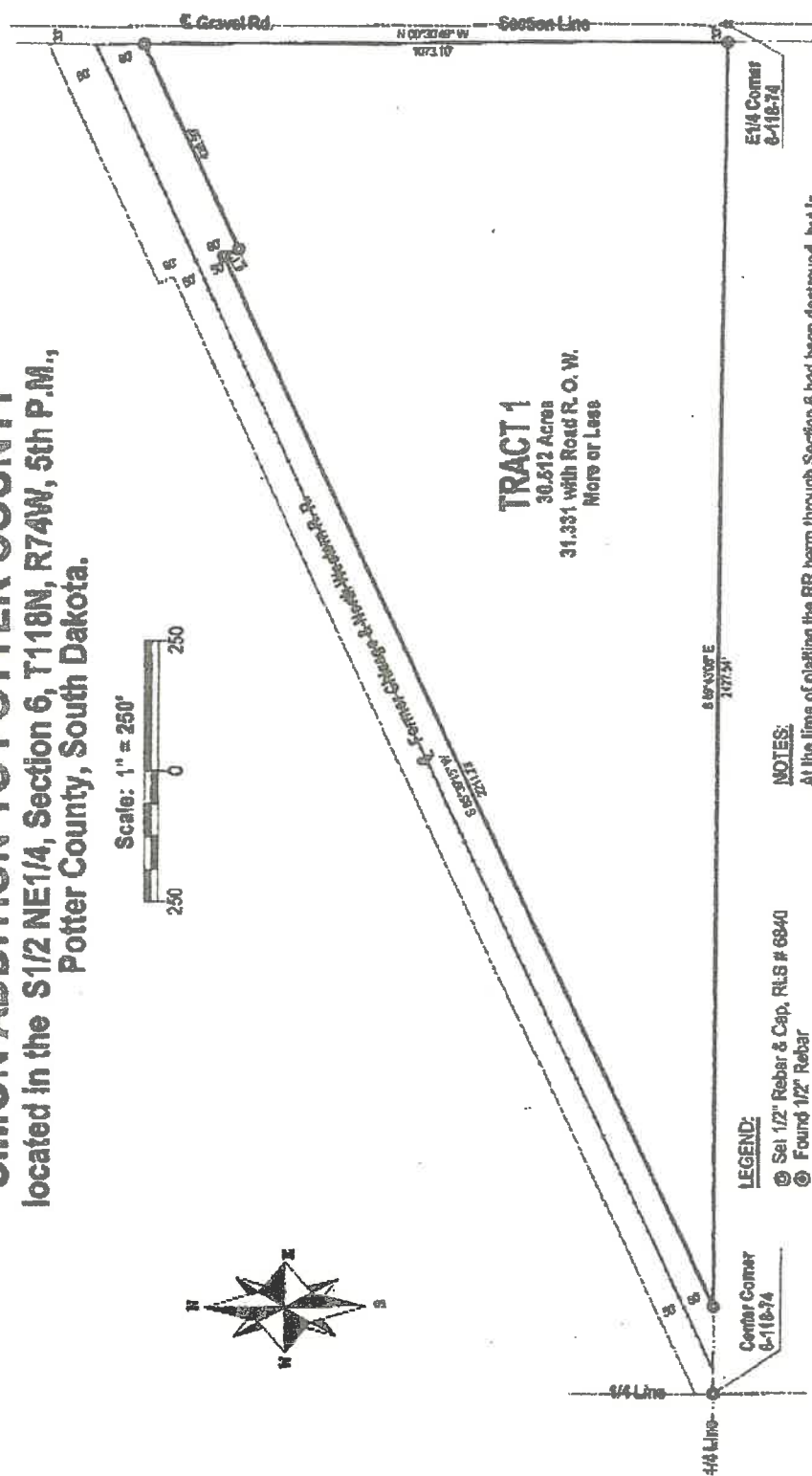
**LEGEND:**  
 ● Set 1/2" Rebar & Cap, RLS # 6840  
 ⊙ Found 1/2" Rebar

**BASIS OF BEARINGS:**  
 The South Line of Section 6, shown as N 89°45'-01" E on the DOT Highway Plats.

**PLAT OF TRACT 1**  
**SIMON ADDITION TO POTTER COUNTY**  
 located in the S1/2 NE1/4, Section 6, T118N, R74W, 5th P.M.,  
 Potter County, South Dakota.



**TRACT 1**  
 30.512 Acres  
 31.331 with Road R. O. W.  
 More or Less



**LEGEND:**  
 Ⓞ Set 1/2" Rebar & Cap, RLS # 6840  
 ⊙ Found 1/2" Rebar

**BASIS OF BEARINGS:**  
 The South Line of Section 6, shown as  
 N 09°45'-01" E on the DOT Highway Plats.

**NOTES:**  
 At the time of platting the RR berm through Section 6 had been destroyed, but in Section 5 still existed. Used the portion still remaining in Section 5 & a distance from the SW corner of Section 6 as shown on the drawings obtained from the Potter County Assessors Office to re-establish the RR Right of Way.

Bearing	Distance
S 23° 20' 45" E	300.00'