



Seller MATT & DEBBIE MEICERBERG Property Address 907 WYNSTONE DR. JEFFERSON, S  
 County of WALTON, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PART IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any part 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 ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

**I. LOT OR TITLE INFORMATION**

1. When did you purchase or build the home? DEC 2008  
 If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

2. Were there any title problems when you purchased the property? Yes No No X
3. Are there any recorded liens or financial instruments against the property, other than a first mortgage? Yes No No X
4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage? Yes No No X Unknown  
 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 449? Yes No No X Unknown
5. 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)? Yes No No X Unknown
6. Are there any problems related to establishing the lot lines/boundaries? Yes No No X Unknown
7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy. Yes No Unknown X
8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes No No X
9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes X No No
10. 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? Yes No No X
11. Is the property currently occupied by the owner? Yes X No No
12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes No No X
13. Is the property currently part of a property tax freeze for any reason? Yes No No X Unknown
14. Is the property leased? Yes No No X
15. If leased, does the property use comply with local zoning laws? Yes No No X If yes, how much \$ \_\_\_\_\_  
 Does this property or any portion of this property receive rent? Yes No No X
16. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association? Yes X No No  
 If yes, what are the fees or assessments? \$ 1000 per YEAR (i.e. annually semi-annually, monthly) Payable to whom: \_\_\_\_\_  
 For what purpose? HOA FEES
17. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes No No X
18. Are wetlands located in or near a flood plain? Yes No No X Unknown  
 Are wetlands located upon any part of the property? Yes No No X

**II. STRUCTURAL INFORMATION**

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.)

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space? Yes No No X
2. What water damage related repairs, if any, have been made? \_\_\_\_\_  
 If any, when? \_\_\_\_\_
3. Are you aware if drain tile is installed on the property? Yes No No X
4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes No No X What related repairs, if any, have been made? \_\_\_\_\_  
 Are you aware of any roof leakage, past or present? Yes No No X  
 Type of roof covering: ASPHALT Age: \_\_\_\_\_  
 What roof repairs, if any, have been made, when and by whom? \_\_\_\_\_
- Describe any existing unrepaired damage to the roof: \_\_\_\_\_
6. Are you aware of insulation in the ceiling/attic: Yes X No No the walls? Yes X No No the floors? Yes X No No
7. Are you aware of any pest infestation or damage, either past or present? Yes No No X
8. Are you aware of the property having been treated for any pest infestation or damage? Yes No No X If yes, who treated it and when? \_\_\_\_\_  
 Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit? Yes No No X  
 If yes, describe the work: \_\_\_\_\_
9. Was a permit obtained? Yes No No No Was the work approved by an inspector? Yes No No No  
 Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)? Yes No No X If yes describe \_\_\_\_\_
10. Have any insurance claims been made? Yes No No X Unknown \_\_\_\_\_ Was the insurance payment received? Yes No No Unknown

Has the damage been repaired? Yes No No No If yes, describe in detail: \_\_\_\_\_

11. Are you aware of any problems with sewer blockage or backup, past or present? Yes No No X
12. 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? Yes No No X If yes, describe in detail: \_\_\_\_\_

**III. SYSTEMS/UTILITIES INFORMATION**  
 (The following are in the conditions indicated)

	None/Not Included	Working	Not Working
1. 220 Volt Service		<u>X</u>	
2. Air Exchanger	<u>X</u>		
3. Air Purifier	<u>X</u>		
4. Attic Fan	<u>X</u>		
5. Burglar Alarm & Security System		<u>X</u>	
6. Ceiling Fan		<u>X</u>	
7. Central Air - Electric		<u>X</u>	
8. Central Air - Water Cooled			

**III. SYSTEMS/UTILITIES INFORMATION (Cont.)**

(The following are in the conditions indicated) continued

	None/Not Included	Working	Not Working
9. Cistern	X		
10. Dishwasher		X	
11. Disposal		X	
12. Doorbell		X	
13. Fireplace	X		
14. Fireplace Insert	X		
15. Garage Door/Opener Control(s)		X	
16. Garage Wiring		X	
17. Heating System		X	
18. Hot Tub, Whirlpool, and Controls		X	
19. Humidifier		X	
20. Intercom	X		
21. Light Fixtures		X	
22. Microwave/Hood		X	
23. Plumbing and Fixtures		X	
24. Pool and Equipment	X		
25. Propane Tank	X		
26. Radon System	X		
27. Sauna	X		
28. Septic/Leaching Field		X	
29. Sewer Systems/Drains		X	
30. Smoke/Fire Alarm		X	
31. Solar House - Heating	X		
32. Sump Pump(s)	X		
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads		X	
35. Vent Fan		X	
36. Water Heater - Electric or Gas		X	
37. Water Purifier		X	
38. Water Softener - Leased or Owned	X		
39. Well and Pump	X		
40. Wood Burning Stove	X		

**IV. HAZARDOUS CONDITIONS**

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

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1. Methane Gas				
2. Lead Paint		X		
3. Radon Gas (House)		X		
4. Radon Gas (Well)		X		
5. Radioactive Materials		X		
6. Landfill, Mineshaft		X		
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		X		
13. Chemical Storage Tanks		X		
14. Fire Retardant Treated Plywood		X		
15. Production of Methamphetamines		X		

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

**V. MISCELLANEOUS INFORMATION**

- Is the street or road located at the end of the driveway to the property public or private? Public  Private
- Is there a written road maintenance agreement? Yes  No  If yes, attach a copy of the maintenance agreement.
- When was the fireplace/wood stove/chimney flue last cleaned? Date: \_\_\_\_\_
- Within the previous twelve months prior to signing this document, are you aware of the following occurring on the subject property?
  - A human death by homicide or suicide? Yes  No  If yes, explain: \_\_\_\_\_
  - Other felony committed against the property or a person on the property? Yes  No  If yes, explain: \_\_\_\_\_
- Is the water source (select one)  public or  private?
- If private, what is the date and result of the last water test? \_\_\_\_\_
- Is the sewer system (select one) \_\_\_\_\_ public or  private? \_\_\_\_\_
- If private, what is the date of the last time the septic tank was pumped?  UNKNOWN
- Are there broken window panes or seals? Yes  No  If yes, specify: \_\_\_\_\_
- Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes  No  If yes, please list WALL MOUNTED TV'S & BRACKETS - SURROUND SOUND SPEAKERS
- Are you aware of any other material facts or problems that have not been disclosed on this form? Yes  No  If yes, explain: \_\_\_\_\_

**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.

Melanie Murphy Seller Date 7-10-10

Melanie Murphy Seller Date 7-10-10

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