



SELLER'S PROPERTY DISCLOSURE

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. Only REALTORS® licensed in North Dakota are authorized to use this form in compliance with NDAR's Statewide Forms Policy.

NOTICE FOR NORTH I	DAKOTA PROPERTY:
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- This form is designed to guide Seller(s) in making the legally required disclosures and to assist Seller(s) to avoid
- inadvertent nondisclosures of material facts as required by statute. Seller(s) must disclose all material facts Seller(s) is aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the Property or any intended use
- of the Property of which Seller(s) is aware, even if not specifically asked in this form. Additional space for disclosure is
- provided on the last page of this form. Seller(s) may attach any additional information as necessary.

7		n. Seller(s) may attach any additional information as necessary. • 47-10-02.1 for more detail on requirements of the statute.
8	DATE: 08/04/2025	
9	PROPERTY ADDRESS:	
10	Name of Seller(s): Erica Evans	Nicholas Evans
11	Street Address: 5374 Lunder Lane	
12	City: Kindred	State: ND Zip Code: 58051 County:

13 THIS IS NOT A WARRANTY:

- 14 This disclosure is not a warranty or guarantee of any kind by Seller(s), Broker(s) or Agent(s) representing or
- assisting any party in the transaction; and, it is not a substitute for inspections or warranties which the parties
- may wish to obtain. Seller(s) is only providing information of which Seller(s) is aware. Broker(s)/Agent(s) is
- not a property inspector and has little or no information regarding the condition of this Property.
- 18 Seller(s) authorizes Broker(s) and Agent(s) to provide the following information to prospective Buyer(s).
- 19 Information presented in this form is not intended to be part of any PURCHASE AGREEMENT between
- 20 Buyer(s) and Seller(s).

SELLER(s):

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- Seller(s) is to personally complete this form. Please include the Property address on every page.
- Answer all line items, even if the answer is "Unknown."
- If more space is needed, place additional disclosures on Page 9 and include the line number(s) being referenced.
- Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing. Seller(s) must disclose new or changed facts on the SELLER'S PROPERTY DISCLOSURE ADDENDUM/AMENDMENT or in writing.

BUYER(s):

- Buyer(s) is encouraged to thoroughly inspect the Property personally or have it inspected by a third
 party and to inquire about any specific areas of concern.
- NOTE: If Seller(s) answers "Unknown" to any of the questions listed below, it does not necessarily mean that it does not exist on the Property. "Unknown" may mean Seller(s) is unaware that it exists on the Property.
- Buyer(s) is responsible for reviewing any zoning or regulatory use restrictions affecting the Property, including but not limited to mineral rights, airport zoning regulations, and municipality ordinances.

SELLER(s) & BUYER(s):

- THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
- The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
- Initial by any changed answers or mistakes made on this form.



NDAR: Seller's Property Disclosure Rev. 1/2025

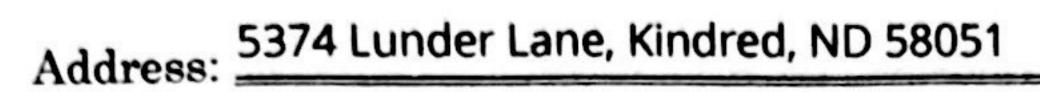
Buyer(s) Initials





		YES	NO		
1	When did you purchase or build the home? 12-6-2021	_			
2	Has the home been occupied continuously for the past 12 months?	Ċ.			
	If No. Explain:				
3	Type of title evidence. Abstract Owner's Title Insurance Unk			• 4 - • •	. 1
4	Is the Property on a public or private road? Public Private Pub	lic – no	ot ma	ıntaıne	ed
	If Private or Public not maintained, Explain: COUNTY MAINTAINS VOAD FOR AVADING AND SNOW	ram	oval		
TRI	JCTURAL ELEMENTS (UNK = Unknown, NA = Not Applicable)				
71100	CICICIO (CIVIL COMO , IVII TVOO I APPUCACO CO	VEC	NO	UNK	
1	Has the structure been altered? (Additions, altered roof lines, changes to load	YES	M		
1	bearing walls, etc.)				
	If Yes, Explain:				
9	Was a permit obtained to alter the structure?				
2	If No, Explain:				
	11 140, Explain.				
	Here were an anyone also nowformed work on the Dronorty which required				
3	Have you or anyone else performed work on the Property which required a building, plumbing, electrical, or other permits?				
	If Yes, Explain:				
	True, Explain.				
	added shower and closet upstairs				
4	Was a permit obtained?	X		٦	
	If No, Explain:				
5	Was the work approved by an inspector?		0	Ø	
	If No, Explain:				
6	Is there, or has there been, water seepage, sewer back up, and/or		X		_
O	dampness?				
	If Yes, Explain:				
7	Have waterproofing repairs been made?				_
	If Yes, Explain:				
8	Type of basement/foundation. (Check one) Brick Concrete block 🗷 Co	ncrete	poure	ed	_
Ŭ	Stone Insulated concrete forms Wood Other		•		
	If Other, Explain:				
	Culci, Dapiani.				_
		,			
		(

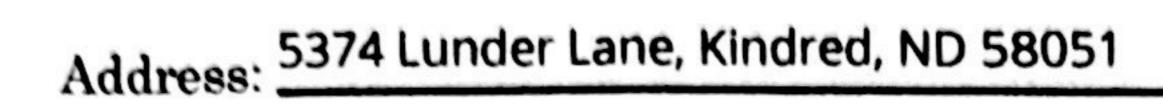






		YES	NO	UNK	NA
9	Are there cracked or bulged floors or walls in the basement? If Yes, Explain:		X		
10	Is drain and/or sump pump installed and working properly? If Yes, where does it drain to:				
11	Are all structures located within the boundaries of the Property? If No, Explain:				
12	Was any structure moved to this site? If Yes, Explain:		X		
13	Are there cracks in the driveway, garage floor, sidewalks, patio, retaining walls, or other outside hard surface areas? If Yes, Explain: Sidewalk west of front down driveway north of garage closs				
14	What is the age of the roofing material on the home? Year(s) Unknown				
15 16	What is the age of the roofing material on the garage/out buildings? Year(s) Unknown Does the roof leak, or has the roof ever leaked?		X		
17	Has there been interior damage from a roof leak, condensation, or ice buildup? If Yes, Explain:				
18	Has there been damage to any roof or shingles? If Yes, Explain:				
19	Was insulation added to the structure? If Yes, Explain:		₽.		
20	Are you aware of dry rot in the building? If Yes, Explain:		X		
21	Has the Property or its improvements been damaged? (Check all applicable) Smoke		X		
Buyer(s	s) Initials Seller(s) Initials E				

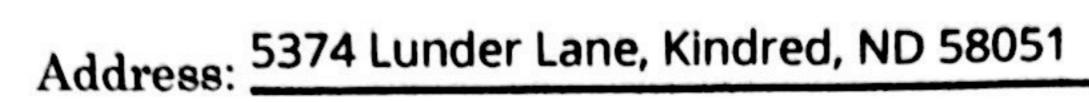






		YES	NO	UNK	NA
	If Yes, was the damage repaired? Explain:	7			
22	Have damage claims been paid to you by insurance coverage?				X
	If Yes, Explain:				
- 22	Do rain gutters and downspouts work?	N	П		П
23	If No, Explain			-	
	11 140, 13Apiana				
24	Are exterior and interior locks operable?	X	0		
	Will keys be provided for each?	₩.			
25	Are all the window screens available?				
26	Are there damaged screens?	X			
	If Yes. Explain:	7			
	South postio door				
27	Are all the storm windows available?		0		X
28	Are there broken windows or broken seals? pole boyn evacked winds	X			0
29	Are skylights in working condition? (i.e., no leaking, condensation, or				X
	mechanical)				
30	Is the fireplace/wood burner in working order?		Ц		U
	If No, Skip to Number 33.				
31	Is the fan, chimney, or flue in working order?	13	0		
32	Has the fireplace/wood burner/chimney/flue been cleaned?	0	0		X
	If Yes, When:	_			
	Has the vents/ductwork ever been cleaned?		120		$\overline{\Box}$
33	If Yes, When:				
	Tres, when.				
34	Are you aware of any rough-in for future amenities that were added				
	during construction or remodel of the home? (i.e., Plumbing rough-in for				
	future wet-bar, bathroom, sprinkler. Electrical rough-in for hot tub, pool, sound system, generator. Heat rough-in for future gas, electric baseboard,				
	garage heater. Gas for future fireplace, grill, firepits, etc.)				
	If Yes, Explain:				
35	Are there additional Property conditions that have not been described above? (i.e., slanted floors, sticking windows, settling, distorted door	Ш		U	Ц
	frames, sagging ceilings, siding irregularities, stained or damaged floor				
	coverings, etc.)				
	If Yes, Explain:				
Ruver	s) Initials Seller(s) Initials EE WH				
Duy CILL					







		YES	NO	UNK
1	Are there wells on the above-described Property? If Yes, see WELL DISCLOSURE.		X	
2	Is there a Rural Water membership serving the Property? If Yes, provide membership transfer information.		52	
3	Is there a private sewer system on or serving the Property? If Yes, see PRIVATE SEWAGE TREATMENT SYSTEM DISCLOSURE.			
4	Have you ever scoped or snaked the sewer lines? If Yes, Explain:		M	
5	Utilities provided by: Gas: CHS Dakota Plains Ag Co-op Electrical: Cass Gunty Electric Co-op Water: Cass Rural Water District Trash Pick Up: Fat Man Trash Other: MLGC internet Mailbox Number: Key: YES N	Cost: Cost: Cost:	170	
LAN	D USE (UNK = Unknown, NA = Not Applicable)			
		YES	NO	UNK
1	Are there covenants, deed restrictions, or reservations?	X		
	If Yes, Explain: Covenants - cory privided to agent			
2	Have you received notice from any governmental authority of future assessments? If Yes, Explain:			
3	Are there zoning infractions, non-conforming uses, or violations? If Yes, Explain:			
4	Are there encroachments, easements, life estate, right of first refusal, or existing lease(s)? If Yes, Explain:			
5	Is the Property part of a Homeowner's Association?			
n e c ul	If Yes, See HOA INFORMATION.			
6	Is the Property a Condominium? If Yes, See CONDO INFORMATION.			
				П

Buyer(s) Initials _____

Seller(s) Initials





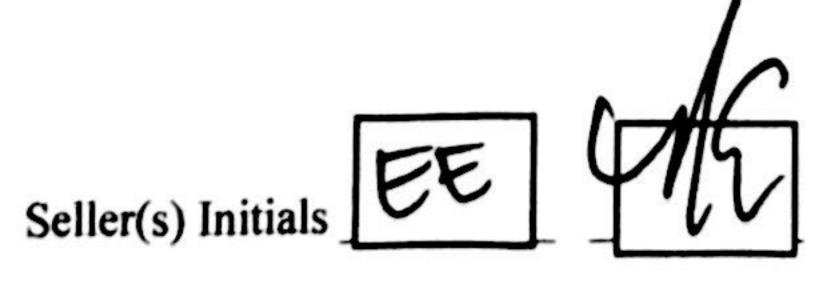


47	ENVIRONMENTAL	CONCERNS	(UNK = Unknown,	NA = Not Applicable
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To your knowledge, have any of the following existed or do they current	tly exist	on th	e Prop	erty
	VEC	NO	TINIT	NIA

		YES	NO	UNK	NA_
1	Fill dirt? If Yes, Explain:				O
	Asbestos? If Yes, Explain:				_
3	Insect, animal, or pest infestations? If Yes, Explain:	<u> </u>		Q	O
4	Hazardous wastes/substances? If Yes, Explain:	D			0
5	Underground storage tanks? If Yes, Explain:	Q	IS.		0
6	Drainage/standing water issues? If Yes, Explain:				
7	Smoking inside any structures? If Yes, Explain:				
8	Illicit drug production/sales/usage? If Yes, Explain:	0			
9	Methamphetamine production/sales/usage? If Yes, Explain:				
10	Signs of soil expansion, contraction, or movement other than situations related to normal conditions? If Yes. Explain:	O			
11	Any suspected microbial/fungal growth? If Yes, Explain:				
12	Has there been confirmed black mold on the Property? If Yes, Explain:				D
13	Is urea-formaldehyde foam insulation present? If Yes, Explain:				
14	Are there or have there been pets on the Property? If Yes, Explain: 1 dog - German Sheehard, barn cats - no m	10m			

Buyer(s) Initials _____







	y been tested for radon? If Yes, attach the most current			
remediation.	orts pertaining to radon concentrations, mitigation, or			
If Yes, Explain:				
		0		0
If Yes, include th	ne system description and documents.			
Have you been in	nformed of any radon gas concentrations in the Property?	0		0
If Yes, Explain:				
D DISCLOSURE	E – INCLUDING OVERLAND AND RIVER FLOODING	}		
		iter ele	evatio	n flood
		iired ii	n the	future.
		ums tl	hat wi	ill appl
(s) completes thei	r purchase.			
In the Dropoutre	in a decignoted 100 ween fleedalein?	YES		UNK
				Ц
			X	0
including overla	nd and river flooding? If Yes, see FLOOD DISCLOSURE.			
	od insurance?		8	
lf Yes, Explain				
Is the flood insu	rance transferrable?			
PERTY TAX/SPE	CIALS DISCLOSURE			
appropriate box:				
_	ase. If a valuation exclusion exists, Buyer(s) is encouraged	to loo	k into	the re
nsequences.				
		other	credit	s affect
_	lity, Green Acres, CRP, RIM, Rural Preserve, etc.)?			
Explain:				
would these term	inate upon the sale of the Property? Yes No If Yes, Ex	xplain	:	
	Has a radon mits If Yes, include the Have you been in If Yes, Explain: DD DISCLOSURE intended to providing overland and Whether or not ance premiums are ously charged for for flood insurance (s) completes their Is the Property If Yes, see FLOO Has the Property including overland Do you carry flood If Yes, Explain: De ERTY TAX/SPE is appropriate box: So No Is there are no sequences. So No Is the Property in Sequences. So No Is the Property in Sequences. So No Is the Property in Sequences.	Has a radon mitigation system been installed? If Yes, include the system description and documents. Have you been informed of any radon gas concentrations in the Property? If Yes, Explain: DD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODING is intended to provide information to prospective Buyer(s) concerning high was ling overland and river flooding that may impact the Property. Whether or not Seller(s) currently carries flood insurance, it may be requestive premiums are increasing, and in some cases will rise by a substantial analyst charged for flood insurance for the Property. As a result, Buyer(s) should for flood insurance on this Property previously as an indication of the premical completes their purchase. Is the Property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE. Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE. Do you carry flood insurance? If Yes, Explain Is the flood insurance transferrable? If Yes, Explain: PERTY TAX/SPECIALS DISCLOSURE appropriate box: The property is a property subject to any preferential property tax status or any operty (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)? Explain:	Has a radon mitigation system been installed? If Yes, include the system description and documents. Have you been informed of any radon gas concentrations in the Property? If Yes, Explain: DD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODINGs intended to provide information to prospective Buyer(s) concerning high water electing overland and river flooding that may impact the Property. Whether or not Seller(s) currently carries flood insurance, it may be required in the property of flood insurance on this Property carries flood insurance, it may be required in the property of flood insurance on this Property previously as an indication of the premiums the property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE. Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE. Do you carry flood insurance? If Yes, Explain Is the flood insurance transferrable? If Yes, Explain: PERTY TAX/SPECIALS DISCLOSURE appropriate box: S No Is there an exclusion from market value for home improvements on this Propion shall terminate upon sale of the Property, and the Property's estimated marke urposes shall increase. If a valuation exclusion exists, Buyer(s) is encouraged to loo insequences. S No Is the Property subject to any preferential property tax status or any other operty (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)? Explain:	Has a radon mitigation system been installed? If Yes, include the system description and documents. Have you been informed of any radon gas concentrations in the Property? If Yes, Explain: DD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODING is intended to provide information to prospective Buyer(s) concerning high water elevation to go the property. Whether or not Seller(s) currently carries flood insurance, it may be required in the ance premiums are increasing, and in some cases will rise by a substantial amount over to busly charged for flood insurance for the Property. As a result, Buyer(s) should not rely on for flood insurance on this Property previously as an indication of the premiums that with the property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE. Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE. Do you carry flood insurance? If Yes, Explain: PERTY TAX/SPECIALS DISCLOSURE appropriate box: appropriate box:



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Address: 5374 Lunder Lane, Kindred, ND 58051



SYSTEMS & APPLIANCES

Answers below do not guarantee item is included or not included in sale. See PURCHASE AGREEMENT for

74 inclusions/exclusions.

	sions/exclusions.						·	NT/A -	NI_4	1	icabla	e e
NI =	Not Included, WK =						ing, UNK = Unknown, l	N/A =	WK	appi NW	UNK	N/A
1		NI	WK	NW	UNK	N/A		MI	WA	<u>~~</u>	ONK	N/A
2	Air Exchanger	U		U	U	Ŭ.	Oven	屵	101	H	- H-	岩
3	Antenna & Cable	0	X	U	U		Plumbing Fixtures	片	<u> </u>	片		片
4	Attic Fan					X	Plumbing Systems	ᆜ	<u>N</u>	4	ᆛ	<u></u>
5	Bathroom Vent		X				Pool & Equipment	Ц		Ц		
5455	Fan(s)											
6	Carbon Monoxide		Ø				Range	Ш	対	П		
·	Detectors											
7	Ceiling Fan(s)	U	12				Range Hood	u	K	<u>u</u>	<u>u</u>	U
8	Central Air Cooling		2				Refrigerator	0	B	U	U	0
9	Central Heating		3				Satellite Dish					
3	System											
10	Central Vacuum					X	Sauna					Ø
11	Dehumidifier					×	Septic Tank	0	M			
12	Dishwasher		X				Smoke Detector		K	U	0	
12	Dishwasher		_	_			(Battery)					
12	Desabelle	П	K				Smoke Detector		78			
13	Doorbells						(Hardwire)					
14	Danie Wile Creater		R				Solar Collector(s)	D			U	K
14	Drain Tile System	Ħ	R)	ᅲ	\overline{n}	一一	Sump Pump(s)		X		O	
15	Dryer	ᅲ	M	Ħ		ᅮ	Supplemental	O		0		K
16	Electrical Systems		-			_	Heater(s)					
	- · · ·			П	n	R	Trash Compactor					X
17	Electronic Air	Ш	Ц				Trash Compactor					1 S - 10.10
	Purifier	П	N	П	П		Wall Air Conditioner(s)			O	0	N
18	Exhaust Fan(s)	+	- 13	H	- H	<u> </u>	Washer	0	K	U	U	0
19	Fire Sprinkler						Washer		₩ 3 ⊃8	(1 777	(A	
	System	101	_	П	П		Washer/Dryer		13	U	0	
20	Freezer		Ц									
		_		_	_	=	Hookups Wester Heater(s)	П	M		П	П
21	Furnace Humidifier	뿌	ᆜ	ᆜ	-	<u>B</u>	Water Heater(s)	┰	<u> </u>	$\overline{\Box}$	_	ᅮ
22	Garage Door Auto	U	K			Ц	Water Softener					_
	Reverse							П	П	П		0
23	Garage Door		7				Water Treatment		_		ч	4
	Controls						System		-			D
24	Garage Door		X				Window Air	u	u		П	X
	Openers						Conditioner			_		
25	Garbage Disposal					X	Window Treatments	<u></u>	<u> </u>	므		
26	Hot Tub		N				Wood Burning Stove			<u>u</u>		
27	Incinerator					R	Other:		X			
21	Incinciacoi						Hot tub					
28	Intorcom	П	П	П		153	Other:					
20	Intercom	_			_							
20	I Ci-l-l	П	RO.	П	П	П	Other:					
39	Lawn Sprinkler		43				Cuici.					
	System		No.				Othor	П		0		n
30	Microwave Oven					Ц	Other:				_	_
-	<u> </u>		_		П		A					M
31	Security System					<u>a</u>	Audio Visual System,					-

Buyer(s) Initials _____

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Seller(s) Initials _

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T)	erms of Security System Contract (Explain):
A	DDITIONAL DISCLOSURES:
_	
	OREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):
ea ra II pr	a general rule, 26 U.S. Code 1445 (hereinafter "FIRPTA") requires a transferee (Buyer(s)) of a United States all property interest to withhold a tax from the proceeds of any disposition of the real property interest if the insferor (Seller(s)) is a foreign person (any person other than a United States person), unless an exception the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the RPTA. Due to the complexity of the FIRPTA, both the Buyer(s) and the Seller(s) are advised to seek propriate legal and tax advice regarding FIRPTA compliance, since failure to adhere to the FIRPTA hholding rules could result in legal liability to both the Buyer(s) and Seller(s) and their Broker(s)/Agent(s) qualified substitutes.
	eller(s) hereby represents and warrants that Seller(s) \square IS \square IS NOT a foreign person, as defined by the IRPTA. This representation of the Seller(s) shall survive closing. Seller's Broker(s)/Agent(s) and Buyer's roker(s)/Agent(s), and any qualified substitute, as those terms are defined by the FIRPTA, may rely upon his representation.
	the Seller(s) represents that it is a foreign person, the Buyer(s) may be subject to income tax withholding equirements, and the Buyer(s) could be personally liable for failing to withhold a tax from the proceeds of the eal estate disposition, if none of the enumerated exemptions to the FIRPTA apply to the transaction. If the seller(s) represents that it is a foreign person, but that one of the exemptions to the FIRPTA apply, Buyer(s) hay require Seller(s) to provide specific documentation as prescribed by the FIRPTA to verify, under penalty f perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If the Seller(s) represents that it is not a foreign person, the Buyer(s), or its Broker(s)/Agent(s) or qualified
В	Suyer(s) Initials Seller(s) Initials EE

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Buyer Signature

Address: 5374 Lunder Lane, Kindred, ND 58051



Date

.02 .03 .04 .05	substitutes, may require the Seller(s) to provide specific documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that the Seller(s) is not a foreign person. On or before closing, the Buyer(s) and Seller(s) agree to complete, execute, and deliver any affidavit, instrument, or statement which may reasonably be required to comply with FIRPTA requirements.
106	SELLER'S STATEMENT: (TO BE SIGNED AT TIME OF LISTING)
107 108 109 110 113 13	Seller(s) hereby states the condition of the Property to be as stated above and authorizes any Broker(s) or Agent(s) representing any parties 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. Seller(s) hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's knowledge as of the date listed below. Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing. See SELLER'S PROPERTY DISCLOSURE AMENDMENT/ADDINDUM. Seller Signature Date Date Date Date
16	BUYER'S ACKNOWLEDGEMENT: (TO BE SIGNED AT THE TIME OF PURCHASE AGREEMENT)
17 18 19 20 21	Buyer(s) acknowledges receipt of this Seller's Disclosure. Buyer(s) acknowledges that Broker(s) and Agent(s) representing the sale of this Property have not made statements concerning the condition of the Property other than those listed in this Seller's Disclosure. Buyer(s) acknowledges that Buyer(s) has been advised to verify the information listed in this Statement independently. Buyer(s) acknowledges and understands that this document is not intended to be a warranty of any kind or a substitute for any inspection of the Property Buyer(s) may wish to obtain.

Date

Buyer Signature