

LAND PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of the statement, but before the Seller accepts an offer to purchase, the Seller must deliver amended disclosure statement disclosing the newly discovered defect to the Purchaser.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF PROPERTY: 49-299 MORGAN RD, McALISTER OK, 74501
34° 54' 32" N 95° 34' 40" W

LEGAL DESCRIPTION: THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP FIVE (5) NORTH, RANGE SIXTEEN (16) EAST

UTILITY SERVICES:

Circle Below

Sewer System

<input type="checkbox"/> Public	On Property	Available	<u>Not Available</u>
<input type="checkbox"/> Septic	On Property	Available	<u>Not Available</u>
<input type="checkbox"/> Lagoon	On Property	Available	<u>Not Available</u>

Gas Supply

<input type="checkbox"/> Public	On Property	Available	<u>Not Available</u>
<input type="checkbox"/> Propane	On Property	Available	<u>Not Available</u>
<input type="checkbox"/> Butane	On Property	Available	<u>Not Available</u>

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials LV Seller's Initials LV

LOCATION OF SUBJECT PROPERTY: 49-299 MORGAN RD, M^CALISTER OK 74501

Propane Tank

Leased Owned
Electrical Supply On Property Available Not Available
Source of Water Public Private Well Other _____

ZONING, FLOOD AND WATER

1. Property is zoned: (Check One)

Residential Commercial Historical Agricultural
 Industrial Office Urban Conservation
 Other Unknown

2. Are you aware of any flood insurance requirements concerning the property? Yes No Unknown
3. Do you have flood insurance on the property? Yes No Unknown
4. Has the property been damaged or affected by Flood, storm run-off, sewer backup, drainage or grading problems? Yes No Unknown
5. Are you aware of any surface or ground water drainage systems which assist in drainage systems which assist in draining the property, e.g. french drains? Yes No Unknown
6. Are you aware of water seepage, leaking or other drainage problems in any of the improvements on the property? Yes No Unknown
7. Are you aware of any flood insurance requirements concerning the property? Yes No Unknown
8. Do you have flood insurance on the property? Yes No Unknown

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials Seller's Initials

LOCATION OF SUBJECT PROPERTY: 44-299 MORGAN RD, M^CALISTER OK 74501

- CIRCLE BELOW**
- 9. Are you aware of any flood insurance requirements concerning the property? Yes No Unknown
 - 10. Do you have flood insurance on the property? Yes No Unknown
 - 11. Has the property been damaged or affected by Flood, storm run-off, sewer backup, drainage or grading problems? Yes No Unknown
 - 12. Are you aware of any surface or ground water drainage systems which assist in drainage systems which assist in draining the property, e.g. french drains? Yes No Unknown
 - 13. Are you aware of water seepage, leaking or other drainage problems in any of the improvements on the property? Yes No Unknown
 - 14. Are you aware of any wells located on the property? Yes No Unknown
 - 15. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? Yes No Unknown

Environmental

- CIRCLE BELOW**
- 16. Are you aware of any underground storage tanks on the property? Yes No Unknown
 - 17. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? Yes No Unknown
 - 18. Are you aware of any condition on the property that would impair the health or safety of the occupants? Yes No Unknown
 - 19. Are any chemicals, trash dumps, landfills, debris or other objects buried on or under the surface of this property? Yes No Unknown
 - 20. Are there any oil, water, or gas wells (active or abandoned), septic fields, caves, mines or un-compacted soils on this property? Yes No Unknown

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials lw Seller's Initials lw

LOCATION OF SUBJECT PROPERTY: 44-299 MORGAN RD, MALISTER OK 74501

21. Is there any contamination of any water well, water source, aquifer, lake, pond, creek, stream or river on or under the property? Yes No Unknown

Property Shared in Common, Easements, Homeowner's Association, Legal

22. Are you aware of features of the property shared in common with adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property? Yes No Unknown

23. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unknown

24. Are there any pipelines, electric cables, or communication cables located above, on or under the surface of this property? Yes No Unknown

25. Are you aware of encroachments affecting the property? Yes No Unknown

26. Has there ever been any environmental remediation ordered or conducted on this property? Yes No Unknown

27. Are there existing violations of conditions, or covenants and restrictions or other restrictions placed on the property? Yes No Unknown

28. If there is a septic system, has it been approved by the Department of Environmental Quality (DEQ)? N/A Yes No Unknown

29. Are you aware of a mandatory homeowner's association? Yes No Unknown

Amount of dues \$ _____ Special Assessment \$ _____
Payable: (Check One) ___monthly ___quarterly ___annually

Are there unpaid dues or assessments for the Property?
(Check One) ___Yes ___No

If yes, amount \$ _____ Manager's Name: _____

Phone Number: _____

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials hw Seller's Initials hw

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CIRCLE BELOW

- 30. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes No Unknown
- 31. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly affecting the property? Yes No Unknown
- 32. Is the property located in a fire district which require payments? Yes No Unknown
Amount of fees \$ _____
To Whom Paid _____
Payable (Check One) ___ Monthly ___ Quarterly ___ Annually
- 33. Is the property located in a private utility district? Yes No Unknown
(Check Applicable) ___ Water ___ Garbage ___ Sewer ___ Other
If other, explain: _____
Initial membership fee \$ _____
Annual membership fee \$ _____
If more than (1) utility, attach additional pages.
- 34. Are you aware of any surface leases, including but not limited to agricultural, Commercial or oil and gas? Yes No Unknown
- 35. Are you aware of any other fees, leases, liens or dues required on the property that you have no disclosed? Yes No Unknown
- 36. Are you aware of other defect(s), affecting the property not disclosed above? Yes No Unknown

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials hw Seller's Initials hw

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If you answered "YES" to any of the items above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.)

ZONING, FLOOD AND WATER - ITEMS 4 & 11 NATURAL DRAINAGE IN SMALL AREA OF PROPERTY MAY IMPACT VEHICLE ACCESS TO PORTION OF PROPERTY. ITEM 14 - THERE IS AN OLD WELL AT TOP OF PROPERTY.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure (circle one): YES **NO**

If yes, how many? _____

Bryan Williams 8/1/2024 _____

Seller's Signature / Date

Seller's Signature / Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an Independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the seller in this disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect, review and investigate the property, if applicable, covenances and county records, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status. Contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified.

Purchaser's Signature / Date

Purchaser's Signature / Date

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials hw Seller's Initials hw