

# NEBRASKA REAL ESTATE COMMISSION SELLER PROPERTY CONDITION DISCLOSURE STATEMENT Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

	erty? (Ci	rcle one)			f yes, how long has the seller occupied the NO If yes, when? From(year		year(s) ear)	)
This disclosure statement concerns th	e real pr	operty lo	cated at	31981 Hi	ghway 30 Brady, NE 69123			
in the city of Brady				County of	Lincoln County , State	of Nebraska and	legally des	cribed a
is <u>NOT a warranty of any kind</u> by the <u>any inspection or warranty that the</u> purchaser may rely on the informate representing a principal in the transa	e seller o purchase ation co action ma rovided i	or any ag er may u ntained ay provid in this sta	ent repr vish to o herein i le a copy atement	esenting a <u>btain</u> . Eve n deciding of this sta is the rep	on by the seller on the date on which this principal in the transaction, and should not	NOT be accepted s statement is N nase the real pi n with any actua	d as a subs IOT a warr roperty. A Il or possib	stitute for ranty, th any ager ole sale o
provision or space for indicating, inse has more than one item as listed belo one working, one not working, and or	ert "N/A' ow pleas ne not in	in the ase put the cluded, p	appropria e numbe out a "1"	ate box. If red in the in each of	ent IN FULL. If any particular item or mat age of items is unknown, write "UNK" on appropriate box. For example – if the hor the "Working", "Not Working", and "None al number of item. You may also provide a	the blank provid ne has three roo e/Not Included" k	led. If the plant is a single in the plant is	property ditioners hat item
SELLER STATES THAT, TO THE BEST O THE SELLER, THE CONDITION OF THE				GE AS OF	THE DATE THIS DISCLOSURE STATEMENT	S COMPLETED A	ND SIGNEI	D BY
	lisclosure	e statem	ent, or n	umber sep	ent made applies to each and all of such arately as provided in the instructions abouluded" column for that item.			
Section A -Appliances	Working	Not Working	Do Not Know If Working	None / Not Included	Section B - Electrical Systems	Not Working Worki		Not
1. Refrigerator	V				Electrical service panel capacity     AMP Capacity (if known)		ι П	
2. Clothes Dryer				$\nabla$	fuse circuit breakers		-	+=
3. Clothes Washer				$\nabla$	2. Ceiling fan(s) (numb     3. Garage door opener(s) (numb		╁┼┾┼	╁┼
4. Dishwasher	$\nabla$				Garage door opener(s) (numb     Garage door remote(s) (numb		╎┼┼	╁┼
5. Garbage Disposal	$\checkmark$				5. Garage door keypad(s) ( numb		┆┼┼	ᆂ
6. Freezer				$\square$	6. Telephone wiring and jacks		╎┼	
7. Oven		П		П	7. Cable TV wiring and jacks			V
8. Range	$\overline{\mathbf{V}}$				8. Intercom or sound system wiring			$\checkmark$
9. Cooktop	abla	$\overline{\Box}$	$\overline{\Box}$	$\overline{\Box}$	9. Built-In speakers			$\mathbf{V}$
10. Microwave oven		Ħ	Ħ		10. Smoke detectors (numb	er) 🔽 🗆		
11. Built-In vacuum system and equipment		H			11. Fire alarm  12. Carbon Monoxide Alarm ( numb			
12. Range ventilation systems	$\square$				13. Room ventilation/exhaust fan (numb			
13. Gas grill				$\overline{\nabla}$	14. 220 volt service 15. Security System			
14. Room air conditioner(number)				$\square$	Owned Leased Central station monitoring			$\square$
15. TV antenna / Satellite dish				$\checkmark$	16. Have you experienced any problems with the		n the condition	
16. Trash compactor				$\overline{\mathbf{V}}$	electrical system or its components?YESNO	comments see disclos	ction in PART ure statemen	
Seller's Initials # P	roperty	y Addre	ess		31981 Highway 30 Brady, NE 69123	Buyer's Initial	s	

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included	Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier					1. Hot tub / whirlpool	П	П	П	
2. Attic fan				$\checkmark$	2. Plumbing (water supply)	$\overline{A}$	Ħ	Ħ	Ħ
3. Whole house fan				V	3. Swimming pool	Ħ	Ħ	Ħ	
Central air conditioning     year installed (if known)	$\checkmark$				4. a. Underground sprinkler system	Ħ	Ħ	Ħ	$\overline{\square}$
5. Heating system					b. Back-flow prevention system	Ħ	Ħ	П	$\overline{\mathbf{V}}$
year installed (if known) Gas Electric	$\checkmark$				5. Water heater year installed (if known)	$\overline{V}$	Ħ	Ħ	
Other (specify)					6. Water purifier year installed (if known)	$\overline{\nabla}$	Ħ	Ħ	Ħ
6. Fireplace / Fireplace Insert				$\checkmark$	7. Water softener Rent Own				$\overline{\mathbf{Q}}$
7. Gas log (fireplace)		П	П	$\checkmark$	8. Well system	$\overline{V}$	Ħ		
8. Gas starter (fireplace)		][	Ħ	$\square$				Do Not	None /
9. Heat pump		] [			Section E - Sewer Systems	Working	Not Working	Know If Working	Not Included
year installed (if known)	Ш		Ш	$\square$	1. Plumbing (water drainage)	$\square$	П	П	
10. Humidifier				$\checkmark$			屵	-	片
11. Propane Tank year installed (if known)	П	П	П	abla	2. Sump pump (discharges to)	abla	Ш	Ш	Ш
Rent Own		]		· ·	3. Septic System	$\checkmark$			
12. Wood-burning stoveyear installed (if known)	$\checkmark$								
	s more tha	n one of	any item		ondition in the comments Section in PART III of this dis Section, the statement made applies to each and a				erwise
Section A - Structural Conditions	YES	N	О	Do Not Know	Section A - Structural Conditions	YES	ı	NO	Do Not Know
1. Age of roof (if known)year(s)	N/A	N.	/ A	$\bigvee$	10. Year property was built(if known)	N/A	N	/ A	$\nabla$
2. Does the roof leak?		-	Z		11. Has the property experienced any moving or				
3. Has the roof leaked?		2	Z		settling of the following:				
4. Is there presently damage to the roof?		[	Z		- Foundation	<u> </u>		$\checkmark$	<u> </u>
5. Has there been water intrusion in the basement or crawl space?		5	Z		- Floor	Ш		$\checkmark$	Ш
6. Has there been any damage to the real					- Wall			$\checkmark$	
property or any of the structures thereon due to the following occurrences including,			Z		- Sidewalk			$\checkmark$	
but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?					- Patio			$\checkmark$	
7. Are there any structural problems with the					- Driveway	一		<u> </u>	
structures on the real property?  8. Is there presently damage to the chimney?	片		7	Ħ	- Retaining wall	+	<u> </u>	_	$\square$
9. Are there any windows which presently	ш	2		ш_		<u> </u>	<u> </u>		<u>N</u>
leak, or do any insulated windows have any broken seals?			<b>Z</b>		12. Any room additions or structural changes?	⊔		$\checkmark$	Ш
Section B. Environmental Conditions - Hav following, provide a copy of all test results,	-		ng substa		erials, or products been on the real property? If tests	have bee	en condu	cted for a	
Section B - Environmental Conditions	YES	N	О	Do Not Know	Section B - Environmental Conditions	YES	۸	10	Do Not Know
1. Asbestos			]	$\checkmark$	7. Underground fuel, chemical or other type of storage tank?			<b>□</b>	$\checkmark$
2. Contaminated soil or water (including drinking water)				abla	8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the		-	_	
3. Landfill or buried materials			]	$\checkmark$	presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the property?	Ц		-	$\checkmark$
4. Lead-based paint			]	$\checkmark$	9. Hazardous substances, materials or products				
5. Radon gas				$\checkmark$	identified by the Environmental Protection Agency or its authorized Nebraska Designee				$\checkmark$
6. Toxic materials				abla	(excluding ordinary household cleaners)				
Seller's Initials HANGEL LEARNED PI	operty	Addre	ss		31981 Highway 30 Brady, NE 69123	yer's Ir	nitials		
dotloop verified dotloop verified									

## Section C. Title Conditions - Do any of the following conditions exist with regard to the real property

Section C. Title Conditions - Do any of the fol	· · · · · · · ·	,					
Section C - Title Conditions		YES	N	o	Do Not Know	Section C - Title Conditions YES NO	Do Not Know
1. Any features, such as walls, fences and drivewa which are shared?	ys	$\checkmark$				10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools,	
2. Any easements, other than normal utility easements?			V	7		tennis courts, walkways, or other common use areas?	ш
3. Any encroachments?			V	7		11. Is there a common wall or walls?	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?			V			b. Is there a party wall agreement?	
5. Any lot-line disputes?			V	7		12. Any lawsuits regarding this property during the ownership of the seller?	
6. Have you been notified, or are you aware of, an work planned or to be performed by a utility or municipality close to the real property including			Z	7		13. Any notices from any governmental or quasi- governmental agency affecting the real property?  14. Any unpaid bills or claims of others for labor	
but not limited to sidewalks, streets, sewers, water, power, or gas lines?						and/or materials furnished to or for the real property?	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?	ı		V	7		15. Any deed restrictions or other restrictions of record affecting the real property?	
<ol><li>Any condominium, homeowners', or other type association which has any authority over the re</li></ol>			2	7		16. Any unsatisfied judgments against the seller?	<u> </u>
property?		_				property?	
9. Any private transfer fee obligation upon sale?		ш	V		Ц	18. Any other title conditions which might affect the real property?	
Section D. Other Conditions - Do any of the f	ollowi	ng con	dition	s exist	with regard	to the real property?	
Section D - Other Conditions		YES	N	0	Do Not Know	Section D - Other Conditions YES NO	Do Not Know
1. a. Are the dwelling(s) and the improvements		П	V	7	П	8. a. Is the real property in a flood plain?	
connected to a public water system?  b. Is the system operational?		_	Г	┪	╗	b. Is the real property in a floodway?	
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public)	),		<u> </u>	7		9. Is trash removal service provided to the real property? If so, are the trash services public private	
or Sanitary Improvement District (SID) water system?	ļ		14		Ш	10. Have the structures been mitigated for radon?	abla
b. Is the system operational?				]		If yes, when?  11. Is the property connected to a natural gas system?	
<ol><li>If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water</li></ol>	,		Į.	a	П	12. Has a pet lived on the property?	<u> </u>
supply for regular household use (i.e. showers, laundry, etc.)?		ш	N	4	ш	12 Are there any dispassed or dead trace or shrubs on	
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?			V	7		the real property?	V
b. Is the system operational?						14. Are there any flooding, drainage, or grading problems in connection to the real property?	$\checkmark$
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?			Ā	7		15. a. Have you made any insurance or manufacturer claims with regard to the real property?	
b. Is the system operational?						b. Were all repairs related to the above claims completed?	
6. a. Are the dwelling(s) and the improvements connected to a septic system?		$\checkmark$				·	
b. Is the system operational?		$\checkmark$				16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or	abla
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?			V			other materials?	
Section E. Cleaning / Servicing Conditions - H	lave y	ou eve	r perfo	ormed	or had perf	ormed the following? (State most recent year performed)	
Section E – Cleaning / Servicing Conditions	/EAR	YES	NO	Do No Know		Section E - Cleaning / Servicing Conditions YEAR YES NO Know	
1. Servicing of air conditioner	2023	$\mathbf{V}$				6. Cleaning of wood-burning stove, including	
2. Cleaning of fireplace, including chimney	2022	$\bigvee$				7. Tour tour of destruction in control	╁
*	2023	$\checkmark$				7. Treatment for wood-destroying insects or rodents	<u> </u>
4. Professional inspection of	2023	$\checkmark$				8. Tested well water 2021	
furnace A/C (HVAC) System							

<b>PART III</b> – Comments. Please reference comments on items responded to above in PART I or II, with Section letter and it Note: Use additional pages if necessary.	em number.
Note. Ose additional pages if necessary.	
If checked here PART III is continued on a separate page(s)	
SELLER'S CERTIFICATION	
Seller hereby certifies that this disclosure statement, which consists of pages (including additional comment page	s), has been completed by Seller;
that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which	h is the date this disclosure
statement is completed and signed by the Seller.	
Seller's Signature  Seller's Signature  Seller's Signature	Date 08/04/2024
dotloop verified	
Seller's Signature Kristen Hagin 08/06/24 12:45 AM CDT XXXY-WEDW-751A-HI45	Date <u>08/04/2024</u>
ACVAIONALED CEMENT OF DECEIDT OF DISCLOSURE STATEMENT LINDERSTANDING AND CERTIFI	CATION
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFI	
I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand the	
NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that sun not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information	
statement is the representation of the seller and not the representation of any agent, and is not intended to be part of a	
and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective	
into by me/us relating to the real property described in such disclosure statement.	
Purchaser's Signature	Date
ruiciasci s signature	] <sup>Date</sup>
Purchaser's Signature	Date

How long has the seller owned the property?



# NEBRASKA REAL ESTATE COMMISSION SELLER PROPERTY CONDITION DISCLOSURE STATEMENT Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

year(s)

Is seller currently occupying the proper If no, has the seller ever occupied the									_year(s) )	
This disclosure statement concerns th	e real nr	onerty lo	cated at	31841 Hi	ghway 30 Brady, NE 69123					
in the city of <u>Brady</u>					Lincoln County	, State of I	Nebrask	a and leg	ally desc	ribed as:
This statement is a disclosure of the original is a most a warranty of any kind by the any inspection or warranty that the purchaser may rely on the information representing a principal in the transathe real property. The information printended to be part of any contract be	e seller o purchase ation con ction ma rovided i	or any ag er may v ntained ay provid n this sta	ent repr vish to o herein i le a copy atement	esenting a btain. Eve n deciding of this stails is the rep	principal in the transaction, and in though the information provid g whether and on what terms atement to any other person in co	should NO ed in this st to purchase onnection w	<i>T be acc</i> tatemer e the re vith any	cepted as nt is NOT eal prope actual or	a subst a warra erty. An possibl	itute for anty, the ny agent e sale of
Seller please note: you are required										
provision or space for indicating, inse										
has more than one item as listed belone working, one not working, and or										
and a "3" on the line provided next to										
the comments section in PART III.					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				,	
SELLER STATES THAT, TO THE BEST O THE SELLER, THE CONDITION OF THE				OGE AS OF	THE DATE THIS DISCLOSURE STAT	TEMENT IS C	OMPLE	TED AND	SIGNED	BY
Comments section in PART III of this d property, or will not be included in the						ions above.	ii aii ite		Do Not	None /
Section A -Appliances	Working	Not Working	Know If Working	Not Included	Section B - Electrical Systems		Working	Not Working	Know If Working	Not Included
1. Refrigerator	$\square$				1. Electrical service panel capacity  AMP Capacity (if known	•	$\checkmark$			
2. Clothes Dryer	abla				fuse circui 2. Ceiling fan(s) (	t breakers number )			$\square$	
3. Clothes Washer	abla				3. Garage door opener(s) (	number )	H	$\dashv$		
4. Dishwasher		$\bigvee$			4. Garage door remote(s) (	number )	Ħ	Ħ	Ħ	V
5. Garbage Disposal			$\bigvee$		5. Garage door keypad(s) (	number )				$\overline{\nabla}$
6. Freezer				$\checkmark$	6. Telephone wiring and jacks					$\bigvee$
7. Oven	$\bigvee$				7. Cable TV wiring and jacks					$\checkmark$
8. Range	$\bigvee$				8. Intercom or sound system wiring					
9. Cooktop	$\bigvee$				9. Built-In speakers				]	$\square$
10. Microwave oven				$\mathbf{V}$	10. Smoke detectors (	number )	M	$\vdash$	+	
11. Built-In vacuum system and equipment				$\square$	11. Fire alarm  12. Carbon Monoxide Alarm (	numbe <u>r</u> )				
12. Range ventilation systems				abla	13. Room ventilation/exhaust fan (	number )				Ø
13. Gas grill				$\square$	14. 220 volt service 15. Security System				<u> </u>	
14. Room air conditioner (number)				$\square$	Owned Leased Central station monitoring				П	$\square$
15. TV antenna / Satellite dish				abla	16. Have you experienced any problem electrical system or its components			, explain the		
16. Trash compactor				abla	YESNO			disclosure		
Seller's Initials # P	roperty	/ Addre	ess ——		31841 U.S. 30 Brady, NE 69123	Bu	yer's lı	nitials		

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included	Section D - Water Systems	Working \	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier	Working	WOIRING	Working		1. Hot tub / whirlpool	Working (	Morking	Working	✓ V
2. Attic fan	H	H	H	Ž		H	井	岩	-=
3. Whole house fan	Ħ	Ħ	Ħ	Ø	2. Plumbing (water supply)	井	+	井	
4. Central air conditioning					3. Swimming pool	$\dashv$	<del> </del>	井	$\square$
year installed (if known)	abla	ш	ш	Ш	4. a. Underground sprinkler system	╙	<u> </u>	<u> </u>	
5. Heating system		_	_	_	b. Back-flow prevention system	<u>Ц</u>	Ш	Ш	
year installed (if known) Gas Electric	$\checkmark$	ΙШ	ΙШ	ш	5. Water heateryear installed (if known)	abla			
Other (specify)					6. Water purifieryear installed (if known)				abla
6. Fireplace / Fireplace Insert				abla	7. Water softener Rent Own				$\bigvee$
7. Gas log (fireplace)				$\checkmark$	8. Well system	abla			
8. Gas starter (fireplace)				$\nabla$	Section E - Sewer Systems			Do Not	None /
9. Heat pump	П	П	П	$\nabla$	Section E - Sewer Systems	Working \	Not Working	Know If Working	Not Included
year installed (if known)				ļ <u> </u>	1. Plumbing (water drainage)	abla			П
10. Humidifier	Ш	Ш	ΙЦ	abla	2 5 (diahana			][	-
11. Propane Tank year installed (if known)	П	П	П	abla	2. Sump pump (discharges to)	$\square$	Ц	Ц	ш
Rent Own			_		3. Septic System	abla			
12. Wood-burning stove year installed (if known)				$\checkmark$					
	s more tha	n one of	any item		ondition in the comments Section in PART III of this is Section, the statement made applies to each and				erwise
Section A - Structural Conditions	YES	N	10	Do Not Know	Section A - Structural Conditions	YES	N	10	Do Not Know
1. Age of roof (if known)year(s)	N/A	N	/ A	$\bigvee$	10. Year property was built(if known)	N/A	N	/ A	$\checkmark$
2. Does the roof leak?			7		11. Has the property experienced any moving or				
3. Has the roof leaked?			Z		settling of the following:		-	<del>-</del> +	
4. Is there presently damage to the roof?				$\checkmark$	- Foundation	<u> </u>	<u> </u>		$\overline{\mathbf{V}}$
5. Has there been water intrusion in the basement or crawl space?		Г	<b>-</b> 1	$\checkmark$	- Floor	Ш			$\checkmark$
6. Has there been any damage to the real		_			- Wall				$\checkmark$
property or any of the structures thereon due to the following occurrences including,			¬	$\checkmark$	- Sidewalk	П	Г	7	$   \overline{\mathbf{A}} $
but not limited to, wind, hail, fire, flood,	_	'	_	<u>~</u>	- Patio	][	r	╡┼	
wood-destroying insects, or rodents?  7. Are there any structural problems with the	_	<del>-</del>	_			-	<u>_</u>	=	
structures on the real property?	Ш	L		$\checkmark$	- Driveway	Ш			$\checkmark$
8. Is there presently damage to the chimney?				$\checkmark$	- Retaining wall				$\checkmark$
Are there any windows which presently leak, or do any insulated windows have any broken seals?			<b>]</b>	$\checkmark$	12. Any room additions or structural changes?		[	Z	
	•		ing substa	nces, mate	erials, or products been on the real property? If test:	s have beei	n conduc	cted for a	ny of the
Section B - Environmental Conditions	YES		10	Do Not Know	Section B - Environmental Conditions	YES	N	o T	Do Not Know
1. Asbestos				abla	7. Underground fuel, chemical or other type of storage tank?			]	abla
2. Contaminated soil or water (including drinking water)			<b>]</b>	abla	8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the		-	_	
3. Landfill or buried materials		[		$\checkmark$	presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the	Ц	L	┙╽	$\checkmark$
4. Lead-based paint				$\checkmark$	property?				
5. Radon gas				abla	Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee			<b>」</b>	$\checkmark$
6. Toxic materials				abla	(excluding ordinary household cleaners)				
Seller's Initials 6000024 1258AKCT	roperty	Addre	ss		31841 U.S. 30 Brady, NE 69123	yer's In	itials		

Section C. Title Conditions - Do any of the fo	llowin	g cond	itions	exist wi	th regard i	to the	e real property?					
Section C - Title Conditions		YES	N	o	Do Not Know		Section C - Title Conditions	Y	'ES	NO		Do Not Know
Any features, such as walls, fences and driveware     which are shared?	ays	$\checkmark$				1	10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools,		_		. 1	
2. Any easements, other than normal utility easements?		abla		<b>5</b>			tennis courts, walkways, or other common use areas?		_	$\checkmark$	'	Ш
3. Any encroachments?			Ş	7			11. Is there a common wall or walls?	Г		$\checkmark$	1	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?				7			b. Is there a party wall agreement?	1	_	<u> </u>		$\overline{\Box}$
5. Any lot-line disputes?				7			12. Any lawsuits regarding this property during the ownership of the seller?	Ī		$\overline{V}$		
6. Have you been notified, or are you aware of, a							13. Any notices from any governmental or quasi-		_	V	1	П
work planned or to be performed by a utility o municipality close to the real property includin				7			governmental agency affecting the real property?  14. Any unpaid bills or claims of others for labor		_	V	'	ш
but not limited to sidewalks, streets, sewers, water, power, or gas lines?							and/or materials furnished to or for the real property?			$\checkmark$	1	
7. Any planned road or street expansions, improvements, or widening adjacent to the real	al		S	<b>Z</b>			15. Any deed restrictions or other restrictions of record affecting the real property?	[		$\checkmark$	1	
property? 8. Any condominium, homeowners', or other type	e of						16. Any unsatisfied judgments against the seller?	Ī	_	V		П
association which has any authority over the re property?	eal						17. Any dispute regarding a right of access to the real	<u> </u>	=	$\nabla$		∺
9. Any private transfer fee obligation upon sale?			Ē	7			property?  18. Any other title conditions which might affect the	<u>                                   </u>	_	$\overline{V}$		∺
				•		_	real property?		_	¥	'	
Section D. Other Conditions - Do any of the	tollowi	ng con	dition	s exist v	vith regard	d to t	he real property?					
Section D - Other Conditions		YES	N	o	Do Not Know		Section D - Other Conditions	Υ	'ES	NO		Do Not Know
1. a. Are the dwelling(s) and the improvements		П	Į.	7	П		8. a. Is the real property in a flood plain?	[		$\checkmark$	1	
connected to a public water system?  b. Is the system operational?		_	Г	╗	$\overline{}$		b. Is the real property in a floodway?					
2. a. Are the dwelling(s) and the improvements				_			Is trash removal service provided to the real property? If so, are the trash services	1	<b>7</b>		1	
connected to a private, community (non-public or Sanitary Improvement District (SID) water	:),		V				public private  10. Have the structures been mitigated for radon?	<u> </u>			-	
system? b. Is the system operational?			Г	<b>-</b>			If yes, when?	L	J	L	l	$\checkmark$
3. If the dwelling(s) and the improvements are		<u> </u>		_			11. Is the property connected to a natural gas system?	<u> </u>		$\checkmark$	1	
connected to a private, community (non-public or SID water system is there adequate water	c)	П		7	П		12. Has a pet lived on the property?  Type(s)	[			1	abla
supply for regular household use (i.e. showers, laundry, etc.)?							13. Are there any diseased or dead trees, or shrubs on	Г	_		1	$\nabla$
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?			Z	7			the real property?	-	_		-	<b>▼</b>
b. Is the system operational?				<b>]</b>			14. Are there any flooding, drainage, or grading problems in connection to the real property?				1	$\checkmark$
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID				а			15. a. Have you made any insurance or manufacturer	Г		$\checkmark$	1	٦
sewer system?		_	<u> </u>		<u> </u>		claims with regard to the real property?	-	_	V	<u>'</u>	
b. Is the system operational?  6. a. Are the dwelling(s) and the improvements			L	_		-	b. Were all repairs related to the above claims completed?				]	
connected to a septic system?	_	$   \overline{\mathbf{Q}} $	Ļ	<u> </u>	<u> </u>		16. Are you aware of any problem with the exterior					
b. Is the system operational?		$\checkmark$	L		Щ		wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or				]	$\checkmark$
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?				]	$\checkmark$		other materials?					
Section E. Cleaning / Servicing Conditions -	Have y	ou eve	r perf	ormed o	or had perf	forme	ed the following? (State most recent year perf	ormed	d)			
Section E – Cleaning / Servicing					None /							None /
Conditions	YEAR	YES	NO	Do Not Know	Not Included		Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	Not Included
1. Servicing of air conditioner	2022	$\mathbf{V}$					6. Cleaning of wood-burning stove, including		П		П	$\square$
2. Cleaning of fireplace, including chimney					$\nabla$		7. Treatment for wood-destroying insects or		=		$\square$	
3. Servicing of furnace 4. Professional inspection of	2022	$\square$				-	rodents	2021	<u> </u>			1
4. Professional inspection of furnace A/C (HVAC) System			$\nabla$					2021	$\square$	ᆜ	<u> </u>	┼╧┤
5. Servicing of septic system	2021	$\checkmark$				_	9. Serviced / treated well water		Ш	$\checkmark$	Ш	

<b>PART III</b> – Comments. Please reference comments on items responded to above in PART I or II, with Section letter Note: Use additional pages if necessary.	
This property has an easement at highway 30 on the alfalfa field, for the adjacent farmer to be able to access his cr	op.
If checked here PART III is continued on a separate page(s)	
SELLER'S CERTIFICATION	
Seller hereby certifies that this disclosure statement, which consists of pages (including additional comment	pages), has been completed by Seller
that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof,	which is the date this disclosure
statement is completed and signed by the Seller.	
Sollar's Signatura Josh Hagin dottop verified	1CDT Date
Seller's Signature Josh Hagin GFOI-KUPK-CWO	Date
Seller's Signature Kristen Hagin dolloop verified 8/05/24 12:45, 1978-05-61-cHMI	M CDT MNRT Date
Seller 3 Signature	Date
ACCUMULATION AND OF DESCRIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND SE	PATIFICATION
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CE	RIFICATION
I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understa	nd that such disclosure statement is
NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand the	
not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the inf	
statement is the representation of the seller and not the representation of any agent, and is not intended to be pa	
and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the ef	fective date of any contract entered
into by me/us relating to the real property described in such disclosure statement.	
Purchaser's Signature	Date
i dichasci s signature	
Purchaser's Signature	Date
<u> </u>	

How long has the seller owned the property?



# NEBRASKA REAL ESTATE COMMISSION SELLER PROPERTY CONDITION DISCLOSURE STATEMENT Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

year(s)

Is seller currently occupying the proper If no, has the seller ever occupied the						)
This disclosure statement concerns th	e real property lo	ocated at 31865 l	Highway 30 Brady, NE 69123			
in the city of Brady	,		of_Lincoln County	_, State of Nebrask	ca and legally des	cribed as:
This statement is a disclosure of the cis NOT a warranty of any kind by the any inspection or warranty that the purchaser may rely on the informatepresenting a principal in the transathe real property. The information printended to be part of any contract be	e seller or any ag purchaser may to ation contained ction may provided rovided in this st	ent representing wish to obtain. Enderein in deciding the a copy of this seatement is the re	g a principal in the transaction, and wen though the information provid ing whether and on what terms statement to any other person in co presentation of the seller and NOT	should NOT be ac ed in this statement to purchase the in connection with any	nt is NOT a warr real property. A ractual or possib	ranty, the ny agent ole sale of
Seller please note: you are required						
provision or space for indicating, inse has more than one item as listed belo			_			
one working, one not working, and or						
and a "3" on the line provided next to						
the comments section in PART III.						
SELLER STATES THAT, TO THE BEST OF			OF THE DATE THIS DISCLOSURE STAT	EMENT IS COMPLE	ETED AND SIGNE	D BY
Comments section in PART III of this d property, or will not be included in the Section A -Appliances				ions above. If an it	Do Not	None /
	Working Working			Working	Working Working	Included
1. Refrigerator		<del>                                     </del>	AMP Capacity (if known	t breakers		
2. Clothes Dryer		<del>                                     </del>	2. Ceiling fan(s)	number )		
3. Clothes Washer			3. Garage door opener(s) (	number )		
4. Dishwasher			4. Garage door remote(s) (	number ]		
5. Garbage Disposal	<del>                                     </del>		5. Garage door keypad(s) (	number )		
6. Freezer			6. Telephone wiring and jacks	<u>                                   </u>	╀┼┼┼	
7. Oven		<del>                                     </del>	7. Cable TV wiring and jacks  8. Intercom or sound system wiring		+H+H	V
8. Range			9. Built-In speakers	H	+H+H	
9. Cooktop			10. Smoke detectors (	number )	<del>                                      </del>	
10. Microwave oven			11. Fire alarm			
11. Built-In vacuum system and equipment			12. Carbon Monoxide Alarm(	numbe <u>r</u> )		
12. Range ventilation systems			13. Room ventilation/exhaust fan (	number )		$\square$
13. Gas grill			14. 220 volt service 15. Security System		<u> </u>	$\perp$ $\sqcup$
14. Room air conditioner (number)			Owned Leased Central station monitoring			
15. TV antenna / Satellite dish			16. Have you experienced any problen electrical system or its components		S, explain the condition	
16. Trash compactor			YES NO	: comm	disclosure statemen	
Seller's Initials # P	roperty Addre	ess	31865 U.S. 30 Brady, NE 69123	Buyer's I	nitials	

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included		Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				$\overline{V}$	7 1	1. Hot tub / whirlpool	П	П	П	abla
2. Attic fan				$\checkmark$		2. Plumbing (water supply)	$\overline{\square}$	Ħ	Ħ	Ħ
3. Whole house fan				$\bigvee$		3. Swimming pool	Ħ	Ħ	Ħ	
4. Central air conditioning year installed (if known)	abla					4. a. Underground sprinkler system	Ħ	Ħ	Ħ	$\overline{\square}$
5. Heating system						b. Back-flow prevention system	Ħ	Ħ	Ħ	
year installed (if known)	$\checkmark$					5. Water heater year installed (if known)		Ħ	Ħ	Ħ
Gas Ll Electric Other (specify )						6. Water purifier year installed (if known)	H	Ħ	Ħ	
6. Fireplace / Fireplace Insert				abla		7. Water softener Rent Own	Ħ	Ħ	Ħ	$\overline{\mathbf{V}}$
7. Gas log (fireplace)			$\overline{\Box}$			8. Well system	$\overline{\square}$	Ħ	Ħ	Ħ
8. Gas starter (fireplace)			H		1	-			Do Not	None /
9. Heat pump						<u>Section E - Sewer Systems</u>		Not	Know If	Not
year installed (if known)				$\checkmark$	,			Working	Working	Included
10. Humidifier				abla		1. Plumbing (water drainage)	✓	Ш		ΙЦ
11. Propane Tank		П				2. Sump pump (discharges to)	$\checkmark$			
year installed (if known) Rent D Own	ш	ш	ш	$\checkmark$		3. Septic System	$\square$			
12. Wood-burning stove year installed (if known)		П		abla						
	s more tha	n one of	any item			ion in the comments Section in PART III of this ction, the statement made applies to each and				erwise
Section A - Structural Conditions	YES	N	10	Do Not Know		Section A - Structural Conditions	YES	,	NO	Do Not Know
1. Age of roof (if known)year(s)	N/A	N	/ A	$\mathbf{V}$		10. Year property was built(if known)	N/A	N	/ A	$\checkmark$
2. Does the roof leak?			<u> </u>			11. Has the property experienced any moving or				
3. Has the roof leaked?			4			settling of the following: - Foundation		<del>                                     </del>	$\neg +$	abla
4. Is there presently damage to the roof?	Ш		<u> </u>	<u> Ц</u>	-		⊢∺		╡┼	
5. Has there been water intrusion in the basement or crawl space?			Z			- Floor	⊢∺	+ +	┽┼	
6. Has there been any damage to the real property or any of the structures thereon						- Wall	<u> </u>		┵┼	$\overline{\mathbf{Q}}$
due to the following occurrences including,		[	]	$\checkmark$		- Sidewalk			<u> </u>	$\checkmark$
but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?						- Patio				$\checkmark$
7. Are there any structural problems with the structures on the real property?				$\checkmark$		- Driveway				$\checkmark$
8. Is there presently damage to the chimney?				$\nabla$		- Retaining wall			7	abla
9. Are there any windows which presently leak, or do any insulated windows have any			]	abla		12. Any room additions or structural changes?				$\overline{\vee}$
Section B. Environmental Conditions - Hav following, provide a copy of all test results,	-		ng substa		terials	, or products been on the real property? If test	ts have bee	n condu	cted for a	ny of the
Section B - Environmental Conditions	YES	N	10	Do Not Know		Section B - Environmental Conditions	YES	٨	10	Do Not Know
1. Asbestos				abla	]	7. Underground fuel, chemical or other type of storage tank?				$\checkmark$
2. Contaminated soil or water (including drinking water)				$\square$		8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the		-		
3. Landfill or buried materials				$\checkmark$		presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the			-	$\checkmark$
4. Lead-based paint				$\checkmark$		P. Hazardous substances, materials or products				
5. Radon gas			<b>□</b>	$\triangle$		Hazardous substances, materials or products identified by the Environmental Protection     Agency or its authorized Nebraska Designee			コー	$\checkmark$
6. Toxic materials				$\checkmark$		(excluding ordinary household cleaners)				
Seller's Initials	roperty	Addre	ss			31865 U.S. 30 Brady, NE 69123	uyer's In	itials		

Section C. Title Conditions - Do any of the fo	llowin	ig cond	itions	exist wi	th regard	to th	e real property?					
Section C - Title Conditions		YES	N	o	Do Not Know		Section C - Title Conditions	١	'ES	NO		Do Not Know
Any features, such as walls, fences and driveward     which are shared?	ays	$\checkmark$				1	10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools,		_			
2. Any easements, other than normal utility easements?			Į.	7			tennis courts, walkways, or other common use areas?	'	_	$\checkmark$	'	Ш
3. Any encroachments?			Į.	7			11. Is there a common wall or walls?	[		$\overline{\mathbf{V}}$	]	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?			2	7			b. Is there a party wall agreement?	[		$\overline{\mathbf{V}}$	1	
5. Any lot-line disputes?			Į.	7			12. Any lawsuits regarding this property during the ownership of the seller?	[		$\checkmark$	]	
6. Have you been notified, or are you aware of, a work planned or to be performed by a utility of	r	_	_	7			13. Any notices from any governmental or quasi- governmental agency affecting the real property?	[		$\checkmark$	1	
municipality close to the real property includin but not limited to sidewalks, streets, sewers, water, power, or gas lines?	g,	ш	· ·		ш		14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real	[		V	1	
7. Any planned road or street expansions, improvements, or widening adjacent to the rea	al		Š				property?  15. Any deed restrictions or other restrictions of record affecting the real property?	[		$\checkmark$	]	
property?  8. Any condominium, homeowners', or other type association which has any authority over the re		П	Į.	7	П		16. Any unsatisfied judgments against the seller?	[		V		
property?		Η					17. Any dispute regarding a right of access to the real property?	[		abla	1	
9. Any private transfer fee obligation upon sale?		ш	V	4	Ш	_	18. Any other title conditions which might affect the real property?	[		$\checkmark$	]	
Section D. Other Conditions - Do any of the	follow	ing con	dition	s exist v	vith regard	d to t	the real property?					
Section D - Other Conditions		YES	N	0	Do Not Know		Section D - Other Conditions	Y	'ES	NO		Do Not Know
a. Are the dwelling(s) and the improvements connected to a public water system?			2	7			8. a. Is the real property in a flood plain?			abla		
b. Is the system operational?		$\overline{\sqcap}$	Г	7 T	$\overline{\Box}$		b. Is the real property in a floodway?	[		$\checkmark$	1	
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public	:),	_		7			9. Is trash removal service provided to the real property? If so, are the trash services public private		$\checkmark$		1	
or Sanitary Improvement District (SID) water system?		ш					10. Have the structures been mitigated for radon?  If yes, when?	[			1	$\land$
b. Is the system operational?  3. If the dwelling(s) and the improvements are				┚╷			11. Is the property connected to a natural gas system?	<u> </u>	_		1	$\overline{\square}$
connected to a private, community (non-public or SID water system is there adequate water	:)	П	Į.	а	П		12. Has a pet lived on the property?  Type(s) dog	,	7		1	
supply for regular household use (i.e. showers, laundry, etc.)?			_				13. Are there any diseased or dead trees, or shrubs on		_		1	$\square$
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?			2	7			the real property?  14. Are there any flooding, drainage, or grading					
b. Is the system operational?				]			problems in connection to the real property?	[			]	$\checkmark$
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?			2	2			15. a. Have you made any insurance or manufacturer claims with regard to the real property?	[			]	$\checkmark$
b. Is the system operational?							b. Were all repairs related to the above claims completed?	[			1	$\triangle$
6. a. Are the dwelling(s) and the improvements connected to a septic system?		$\checkmark$		<b>」</b> │			16. Are you aware of any problem with the exterior	-			+	
b. Is the system operational?		$\bigvee$					wall-covering of the structure including, but not	ı	7	Г	1	abla
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?							limited to, siding, synthetic stucco, masonry, or other materials?					
Section E. Cleaning / Servicing Conditions -	Have y	ou eve	r perf	ormed o	or had per	form	ed the following? (State most recent year perfo	ormed	d)			
Section E Cleaning / Servicing					None /	1						None /
Section E – Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know			Section E - Cleaning / Servicing Conditions	/EAR	YES	NO	Do Not Know	
1. Servicing of air conditioner	2024	$\mathbf{N}$					6. Cleaning of wood-burning stove, including chimney					$\square$
2. Cleaning of fireplace, including chimney					abla		7. Treatment for wood-destroying insects or		一			
3. Servicing of furnace	2023	$\square$					rodents	2004	<u> </u>			
4. Professional inspection of furnace A/C (HVAC) System	2024	abla					8. Tested well water	2021	$   \sqrt{} $			
5. Servicing of septic system	2024	$\checkmark$					9. Serviced / treated well water				$\checkmark$	

<b>PART III</b> – Comments. Please reference comments on items responded to above in PART I or II, with Section letter and it Note: Use additional pages if necessary.	em number.
If checked here PART III is continued on a separate page(s)	
SELLER'S CERTIFICATION	\
Seller hereby certifies that this disclosure statement, which consists of pages (including additional comment page that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which statement is completed and signed by the Seller.	
Seller's Signature Josh Hagin dottop verified 08/08/24 5:19 PM COT BNV-YSAF-BJMJ-HTAA	Date
Seller's Signature Kristen Hagin dottoop verified 08/06/24 12:45 AM CDT UXPY-FK48-QMXO-SHJC	Date
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFI	CATION
I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand the	
NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that su	
not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the informa statement is the representation of the seller and not the representation of any agent, and is not intended to be part of a	
and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective	e date of any contract entered
into by me/us relating to the real property described in such disclosure statement.	1
Purchaser's Signature	Date
Purchaser's Signature	Date