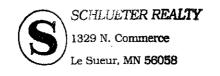


SELLER'S PROPERTY DISCLOSURE STATEMENT

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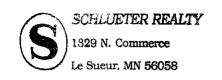
	2. Page 1 of		pages
3.	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KN	IOWLEDGE	
6. 7. 8. 9. 10	NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page disclose to prospective Buyers all material facts of which Seller is aware that could adversely ordinary Buyer's use or enjoyment of the property or any intended use of the property of w Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alt Statutes. See Seller's Disclosure Alternatives form for further information regarding disc disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing the transaction.	e five (5), and and signification nich Seller is but in any ernatives allosure alteri	e obligated to antly affect an aware. MN event before lowed by MN
14. 15.	INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the proper inspected by a third party, and to inquire about any specific areas of concern. NOTE: If Sel the questions listed below, it does not necessarily mean that it does not exist on the property.	ler answers	NO to any of
18. 19.	INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior and/or inspection report(s) when completing this form. (3) Describe conditions affecting th your knowledge. (4) Attach additional pages, with your signature, if additional space is questions. (6) If any items do not apply, write "NA" (not applicable).	e property t required. (5	o the best of b) Answer all
21. 22.	Property located at 36134 40318 Rue City of St. Peter , County of Nicallet , State	of Minnesota	, , , , , , , , , , , , , , , , , , ,
23. 24.	A. GENERAL INFORMATION:		
25. 26.	(2) Type of title evidence: Abstract Registered	(Torrens)]
27. 28. 29.	(3) Have you occupied this home continuously for the past 12 months?	Yes Yes	No X
30. 31. 32. 33. 34.	 (4) Is the home suitable for year-round use? (5) To your knowledge, is the property located in a designated flood plain? (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach. (7) Is the property located on a public or a private road? Are you aware of any	Public 🔀	No N
35. 36. 37.	(8) encroachments?(9) association, covenants, reservations or restrictions that affect or may affect the use or future resale of the property?	Yes	No.
38. 39. 40.	(10) easements, other than utility or drainage easements? (11) Comments:	Yes 🔲	No 🔀
41. 42. 43. 44.	B. GENERAL CONDITION: To your knowledge, have any of the following conditions previourrently exist? (1) Has there been any damage by wind, fire, flood, hall or other cause(s)? If "Yes," give details of what happened and when:	Yes	No 🔀
45. 46. 47. 48.	(2) Has/Have the structure(s) been altered? (e.g., additions, altered roof lines, changes to load-bearing walls) If "Yes," please specify what was done, when and by whom (owner or contractor):	Yes	No.
49. 50. 51.	(3) Has there been any damage to flooring or floor covering? If "Yes," give details of what happened and when:	Yes	No
52. 53. 54. 55.	(4) Are you aware of any insect/animal/pest infestation? (5) Do you have or have you previously had any pets?	Yes Yes	No Z No Z
56. 57.	If "Yes," indicate type	and numbe	



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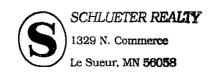
60	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE,
61	
61.	Property located at 36/34 4031 St. Peter
	C. STRUCTURAL SYSTEMS:
63.	A series and a many and a more removing conditions bleviously existed of 00 tues clibbently exists
64.	(ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)
65. 66.	(7) THE ENGLISH OF ACT, CEAD.
67.	(b) drain tile problem
68.	(c) flooding
69.	(d) foundation problem
70	
71.	Give details to any questions answered "Yes":
72.	
73.	(2) THE ROOF : To your knowledge, (a) what is the age of the roofing material? <u>30</u> years <i>Garablif</i>
74.	(h) han share hann and the desired and the state of the s
75.	(c) has there been interior demons from the building
76.	(d) has there been any leakage?
77.	(e) have there been any repairs or replacements made to the roof?
78,	Give details to any questions answered "Yes": Shingles Missing There are
79.	Give details to any questions answered "Yes": Shing Missing There are
	·
80.	D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:
₿1.	NOTE: This section refers only to the working condition of the following items. Answers apply to all such items
82.	unless otherwise noted in comments below. Personal property is included in the sale ONLY IE specifically
83. 84.	reletenced in the Purchase Agreement.
85.	Cross out only those items not physically located on the property. In Working Order In Working Order In Working Order
86.	Voc. No.
87.	Air-conditioning Sachage disposal Trash-compactor Yes No
88,	Central Wall Window Heating system (central) W
89.	Air exchange system> Heating system (supplemental A
90. 91.	Ceiling fan>
92,	Tolled Owned
93.	Drain tile system————————————————————————————————————
94,	Dryer Mesher Wesher
95.	Electrical system Water heater >
96.	Exhaust system Water treatment system
97. 98.	Eice-sprinkler-system
99.	- Williams
100.	Furnace highlighter
101.	> Smoke detectors (battery)
102.	Garage door opener (GDO) Smoke detectors (Hardwired) Other Other
103.	GBO-auto-reverse>
104. 105.	GDO remotes Other Other Other
	Tollet-mechanisms> Other
107.	
108.	
109.	
110.	(A Private Sewer System Disclosure is required by MN Statute 115.55.)
111. 112.	(Check appropriate box.)
113.	Seller does not know of a private sewer system on or serving the above-described real property. There is a private sewer system on or serving the above-described real property.
114.	See Private Sewer System Disclosure.
115.	There is an abandoned private sewer system on the above-described real property
116.	See Private Sewer System Disclosure.
147	E DOWATE WELL DISCLOPURE (A WALLS)
117. 118.	F. PRIVATE WELL DISCLOSURE: (A Well Disclosure Statement and Certificate are required by MN Statute 103I.235.) (Check appropriate box.)
119.	Seller certifies that Seller does not know of any wells on the above-described real property.
120.	Seller certifies there are one or more wells located on the above-described real property
121.	See Well Disclosure Statement, Shared well amelnett
122.	Are there any wells conting the above described assembled assembled
123.	To your knowledge, is this property in a Special Well Construction Area? Yes No To your knowledge, is this property in a Special Well Construction Area?
124,	ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER
	PDS-2 (8/05)



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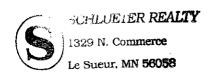
126.	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
127.	Property located at 36/34 403rd are St. Poter
128. 129. 130. 131.	G. PROPERTY TAX TREATMENT: <u>Valuation Exclusion Disclosure</u> (Required by MN Statute 273.11, Subd. 16.) (Check appropriate box.)
132. 133.	exclusion shall terminate upon sale of the property, and the property's estimated market value for property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the resulting tax
134. 135.	consequences, Additional comments:
136. 137. 138. 139.	Preferential Property Tax Treatment Is the property subject to any preferential property tax status or any other credits affecting the property which would terminate upon the sale of the property? Yes No (e.g., Disability, Green Acres, CRP, RIM)
140.	If "Yes," please explain:
141.	
142. 143. 144. 145. 146.	H. METHAMPHETAMINE PRODUCTION DISCLOSURE: (A Methamphetamine Production Disclosure is required by MN Statute 152,0275, Subd. 2 (m).) Seller is not aware of any methamphetamine production that has occurred on the Property. Seller is aware that methamphetamine production has occurred on the Property. See Methamphetamine Disclosure Statement.
147.	
149.	MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains or
150.	human burial grounds is guilty of a felony. To your knowledge, are you aware of any human remains, burials or cemeteries located on the property?
	If "Yes," please explain:
153.	
155.	All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08, Subd. 7.
158. 159. 160. 161.	J. ENVIRONMENTAL CONCERNS: To your knowledge, have any of the following environmental concerns previously existed or do they currently exist on the property? Asbestos? Yes No Lead? (e.g., paint, plumbing) Yes No Soil problems? Yes No Diseased trees? Yes No Radon? Yes No Cother? Yes No Cother? Yes No Cother? Formaldehyde? Yes No No No Radon? Yes No Cother? Yes No Cother?
164.	Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental authority ordering the remediation of a public health nuisance on the property? Yes \ No \ If answer above is "YES," seller certifies that all orders \ HAVE \ HAVE NOT been vacated.
	Give details to any questlon answered "Yes":
170. 171. 172. 173.	K. OTHER DEFECTS: Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property? Yes No fi "Yes," explain below:
175.	
	L. ADDITIONAL COMMENTS:



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100	
182.	THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
183.	Property located at 36/34 403 ^{Ad} and St. Foton.
184.	NOTICE REGARDING PREDATORY OFFENDER INFORMATION
186. 187.	Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statue 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located or the Minnesota Department of Corrections at (651) 642-0200, or from the Department of Corrections web site at www.corr.state.mn.us.
189.	WATER INTRUSION AND MOLD GROWTH
91.	The state of the s
92. 93. 94. 95. 96.	Examples of exterior moisture sources may be improper flashing around windows and doors, improper grading, flooding, roof leaks.
97.	The state of the s
98. 99. 200. 201.	 plumbing leaks, condensation (caused by indoor humidity that is too high or surfaces that are too cold), overflow from tubs, sinks or toilets, firewood stored indoors, humidifier use.
03. 04. 05. 06.	 inadequate venting of kitchen and bath humidity, improper venting of clothes dryer exhaust outdoors (including electrical dryers), line-drying laundry indoors, houseplants—watering them can generate large amounts of moisture.
08.	In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property. Therefore, it is very important to detect and remediate water intrusion problems.
11.	Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems, particularly in some immunocompromised individuals and people who have asthma or allergies to mold.
14. 15. 16.	To compilcate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the property inspected for moisture problems before entering into a purchase agreement or as a condition of your purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the property.
18.	For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota Association of REALTORS® web site at www.mnrealtor.com.
20. 21.	LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.
22. 23. 24. 25.	M. SELLER'S STATEMENT (to be signed at time of listing): Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s) representing or assisting any party(les) 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.
26.	(Seller) Landeyan 6/31/06 (Seller) Gelden Standarson (Date) (Date)
27. 28. 29.	N. BUYER'S ACKNOWLEDGEMENT (to be signed at time of purchase agreement): 1/We, the Buyer(s) of the property, acknowledge receipt of the Seller's Property Disclosure Statement and agree that no representations regarding material facts have been made other than those made above,
Ю.	(Buyer) (Date) (Buyer) (Date)
11. (12. 13.	O. SELLER'S ACKNOWLEDGMENT (to be signed at time of purchase agreement): AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the material facts stated above are the same, except after changes as indicated below.
4. 5.	
6. (Seller) (Date) (Sefler) (Date)



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- 239. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60.
- 240. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as,
- 241. a single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103,
- 242. clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
- 243. The selier disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
- 244. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any
- 245. other option.

246. Exceptions

- 247. The seller disclosure requirements of MN Statutes 513.52 through 513.60 DO NOT apply to
- 248. (1) real property that is not residential real property;
- 249. (2) a gratuitous transfer;
- 250. (3) a transfer pursuant to a court order;
- 251. (4) a transfer to a government or governmental agency:
- 252. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 253. (6) a transfer to heirs or devisees of a decedent:
- 254. (7) a transfer from a cotenant to one or more other cotenants;
- 255. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller:
- 256. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property
 257. agreement incidental to that decree;
- 258. (10) a transfer of newly constructed residential property that has not been inhabited;
- 259. (11) an option to purchase a unit in a common interest community, until exercised;
- 260. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
- 262. (13) a transfer to a tenant who is in possession of the residential real property; or
- 263. (14) a transfer of special declarant rights under section 515B,3-104.

264. Walver

- 265. The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the prospective Buyer
- 266. agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not waive, limit or abridge
- 267. any obligation for seller disclosure created by any other law.

268. No Duty to Disciose

- 269. A. There is no duty to disclose the fact that the property
- 270. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
- 272. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
- 273. (3) is located in a neighborhood containing any adult family home, community-based residential facility or 274. nursing home.
- 275. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required 276. to register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
- 277. manner, provides a written notice that information about the predatory offender registry and persons registered
- 278. with the registry may be obtained by contacting the local law enforcement agency where the property is located
- 279. or the Department of Corrections.
- 280. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and 281. B for property that is not residential property.
- 282. D. Inspections. (i) Except as provided in paragraph (ii), Selier is not required to disclose information relating to
- the real property if a written report that discloses the information has been prepared by a qualified third party
- and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state
- 285. or local governmental agency, or any person whom Sellier or prospective buyer reasonably believes has the
- expertise necessary to meet the industry standards of practice for the type of inspection or investigation that has been conducted by the third party in order to prepare the written report.
- 288. (ii) Selier shall disclose to the prospective buyer material facts known by Selier that contradict any information included in a written report under paragraph (i) if a copy of the report is provided to Seller.