



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2023 Minnesota Association of REALTORS®

1. Date May 31st 2024
2. Page 1 of _____ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.

7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to

8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect

9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.

10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before

11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,

12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the

13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.

14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*

15. form for further information regarding disclosure alternatives. **This disclosure is not a warranty or a guarantee of any**

16. **kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for**

17. **any inspections or warranties the party(ies) may wish to obtain.**

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a

20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103,

21. clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in

23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any

24. other option.

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it

26. inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of

27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does

28. not apply. "NO" may mean that Seller is unaware.

29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or

30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your

31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.

32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 30974 Indigo Rd

34. City of Fountain, County of Fillmore

35. State of Minnesota, Zip Code 55935 ("Property").

A. GENERAL INFORMATION: The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date did you Acquire Build the home? October 2011
------(Check one.)-----

38. (2) Type of title evidence: Abstract Registered (Torrens) Unknown

39. Location of Abstract: owner's possession

40. Is there an existing Owner's Title Insurance Policy? ? Yes No

41. (3) Have you occupied this home continuously during your ownership? Yes No

42. If "No," explain: _____

43. (4) Is the home suitable for year-round use? Yes No

44. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No

45. (6) Does the Property include a manufactured home? Yes No

46. If "Yes," HUD #(s) is/are _____

47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No



DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

48. Page 2

49. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

50. Property located at 30974 Indigo Rd Fountain 55935

51. (7) Is the Property located on a public or a private road? Public Private Public: no maintenance

52. (8) **Flood Insurance:** All properties in the state of Minnesota have been assigned a flood zone designation. Some
53. flood zones may require flood insurance.

54. (a) Do you know which zone the Property is located in? Yes No

55. If "Yes," which zone? No Flood Zone

56. (b) Have you ever had a flood insurance policy? Yes No

57. If "Yes," is the policy in force? Yes No

58. If "Yes," what is the annual premium? \$ _____

59. If "Yes," who is the insurance carrier? _____

60. (c) Have you ever had a claim with a flood insurance carrier or FEMA? Yes No

61. If "Yes," please explain: _____

62. _____

63. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance
64. premiums are increasing, and in some cases will rise by a substantial amount over the premiums
65. previously charged for flood insurance for the Property. As a result, Buyer should not rely on the
66. premiums paid for flood insurance on this Property previously as an indication of the premiums that
67. will apply after Buyer completes their purchase.

68. Are there any

69. (9) homeowners associations or shared amenities? Yes No

70. (10) encroachments? Yes No

71. (11) covenants, historical registry, reservations, or restrictions, that affect
72. or may affect the use or future resale of the Property? Yes No

73. (12) governmental requirements or restrictions that affect or may affect the use or future
74. enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? Yes No

75. (13) easements, other than utility or drainage easements? Yes No

76. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

77. CRP contract thru 2031

78. _____

79. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they
80. currently exist on the Property?

81. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

82. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? Yes No

83. If "Yes," give details of what happened and when: _____

84. _____

85. (2) Have you ever had an insurance claim(s) related to the Property? Yes No

86. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? _____

87. _____

88. Did you receive compensation for the claim(s)? Yes No

89. Did you have the items repaired? Yes No

90. What dates did the claim(s) occur? _____

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

91. Page 3

92. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

93. Property located at 30974 Indigo Rd Fountain 55935

94. (3) (a) Has/Have the structure(s) been altered?
95. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No

96. If "Yes," please specify what was done, when, and by whom (owner or contractor):
97. Barn added, garage added, added 4 season porch, single car
98. garage altered for added kitchen. All work done by homeowner &
99. all within past 10 years.

100. (b) Has any work been performed on the Property? (e.g., additions to the
Property, wiring, plumbing, retaining wall, general finishing) Yes No

101. If "Yes," please explain: General finishing, added decks

103. (c) Are you aware of any work performed on the Property for which
104. appropriate permits were not obtained? Yes No

105. If "Yes," please explain: _____

107. (4) Has there been any damage to flooring or floor covering? Yes No

108. If "Yes," give details of what happened and when: _____

110. (5) Do you have or have you previously had any pets? Yes No

111. If "Yes," indicate type 1 dog, 2 farm cats not allowed and number _____
in house

112. (6) THE FOUNDATION: The type of foundation is (i.e., block, poured, wood, stone, other):

113. Poured

114. (7) THE BASEMENT, CRAWLSPACE, SLAB:

115. (a) cracked floor/walls? Yes No (e) leakage/seepage? Yes No

116. (b) drain tile problem? Yes No (f) sewer backup? Yes No

117. (c) flooding? Yes No (g) wet floors/walls? Yes No

118. (d) foundation problem? Yes No (h) other? _____ Yes No

119. Give details to any questions answered "Yes":

120. Small cracks

122. (8) THE ROOF:

123. (a) What is the age of the roofing material? Steel roofs

124. Home: up to 10 years Garage(s)/Outbuilding(s): 5 & 10 years

125. (b) Has there been any interior or exterior damage? Yes No

126. (c) Has there been interior damage from ice buildup? Yes No

127. (d) Has there been any leakage? Yes No

128. (e) Have there been any repairs or replacements made to the roof? Yes No

129. Give details to any questions answered "Yes": _____

130. _____

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

131. Page 4

132. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

133. Property located at 30974 Indigo Rd Fountain 55935

134. (9) **THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

135. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): Vinyl
136. (b) cracks/damage? Yes No
137. (c) leakage/seepage? Yes No
138. (d) other? Yes No
139. Give details to any questions answered "Yes": _____

140. _____

141. C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:

142. **NOTE:** Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working
143. condition. Check "No" for items not in working condition. Working order means all components of the
144. items specified below.

	NA	Working Order			NA	Working Order	
		Yes	No			Yes	No
145. Air-conditioning.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
146. <input type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window				Propane tank.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
147. Air exchange system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
148. Carbon monoxide detector.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149. Ceiling fan.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range hood.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
150. Central vacuum.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151. Clothes dryer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
152. Clothes washer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
153. Dishwasher.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154. Doorbell.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detectors (hardwired).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
155. Drain tile system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
156. Electrical system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
157. Environmental remediation system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158. (e.g., radon, vapor intrusion)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
159. Exhaust system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV antenna system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160. Fire sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV cable system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
161. Fireplace.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV receiver.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
162. Fireplace mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
163. Freezer.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
164. Furnace humidifier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water heater.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165. Garage door auto reverse.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water purification system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166. Garage door opener.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
167. Garage door opener remote.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water softener.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
168. Garbage disposal.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			
169. Heating system (central).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
170. Heating system (supplemental).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
171. Incinerator.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
172. Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window treatments.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173. In-ground pet containment system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood-burning stove.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
174. Lawn sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other <u>Propane stove</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
175. Microwave.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176. Plumbing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

180. Page 5

181. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

182. Property located at 30974 Indigo Rd Fountain 55935
183. Are there any items or systems on the Property connected or controlled wirelessly,
184. via internet protocol ("IP"), to a router or gateway or directly to the cloud? Yes No
185. Comments regarding issues in Section C: _____
186. _____
187. **D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**
188. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)
189. Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described
190. real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement:*
191. *Subsurface Sewage Treatment System*.)
192. There is an abandoned subsurface sewage treatment system on the above-described real Property.
193. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)
194. **E. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 1031.235.)
195. (Check appropriate box(es).)
196. Seller does not know of any wells on the above-described real Property.
197. There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well*.)
198. This Property is in a Special Well Construction Area.
199. There are wells serving the above-described Property that are not located on the Property.
200. (1) How many properties or residences does the shared well serve? _____
201. (2) Is there a maintenance agreement for the shared well? Yes No
202. If "Yes," what is the annual maintenance fee? \$ _____
203. **F. PROPERTY TAX TREATMENT:**
204. **Preferential Property Tax Treatment**
205. Is the Property subject to any preferential property tax status or any other credits
206. affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres,
207. Non-Profit Status, RIM, Rural Preserve, etc.) Yes No
208. If "Yes," would these terminate upon the sale of the Property? Yes No
209. Explain: _____
210. _____
211. **G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
212. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
213. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.
214. Seller represents that Seller IS IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,
215. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
216. survive the closing of any transaction involving the Property described here.
217. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the
218. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-
219. exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
220. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
221. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
222. Revenue Code.
223. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
224. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
225. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
226. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

227. Page 6

228. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

229. Property located at 30974 Indigo Rd Fountain 55935

230. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

231. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

232. [X] Seller is not aware of any methamphetamine production that has occurred on the Property.

233. [] Seller is aware that methamphetamine production has occurred on the Property.

234. (See Disclosure Statement: Methamphetamine Production.)

235. I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The Property may be in or near an airport safety
236. zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations
237. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
238. if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is
239. located.

240. J. NOTICE REGARDING CARBON MONOXIDE DETECTORS: MN Statute 299F.51 requires Carbon Monoxide
241. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
242. be personal property and may or may not be included in the sale of the home.

243. K. CEMETERY ACT: The following questions are to be answered to the best of Seller's knowledge.

244. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A
245. person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal
246. remains or human burial grounds is guilty of a felony.

247. Are you aware of any human remains, burials, or cemeteries located on the Property? [] Yes [X] No

248. If "Yes," please explain: _____

249. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
250. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
251. Statute 307.08, Subd. 7.

252. L. ENVIRONMENTAL CONCERNS: To your knowledge, have any of the following previously existed or do they
253. currently exist on the Property?

- 254. (1) Animal/Insect/Pest Infestation? [] Yes [X] No (6) Lead? (e.g., paint, plumbing) [] Yes [X] No
- 255. (2) Asbestos? [] Yes [X] No (7) Mold? [] Yes [X] No
- 256. (3) Diseased trees? [] Yes [X] No (8) Soil problems? [] Yes [X] No
- 257. (4) Formaldehyde? [] Yes [X] No (9) Underground storage tanks? [] Yes [X] No
- 258. (5) Hazardous waste/substances? [] Yes [X] No (10) Vapor intrusion? [] Yes [X] No
- 259. (11) Other? _____ [] Yes [] No

260. (12) Have you ever been contacted or received any information from any governmental
261. authority pertaining to possible or actual environmental contamination (e.g., vapor
262. intrusion, drinking water, and/or soil contamination, etc.) affecting the Property? [] Yes [X] No

263. (13) Are you aware if there are currently, or have previously been, any orders issued
264. on the Property by any governmental authority ordering the remediation of a
265. public health nuisance on the Property? [] Yes [X] No

266. If answer above is "Yes," all orders [] HAVE [] HAVE NOT been vacated.
------(Check one.)-----

267. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.

268. _____
269. _____
270. _____
271. _____

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

272. Page 7

273. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

274. Property located at 30974 Indigo Rd Fountain 55935

275. M. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

276. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL
277. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends
278. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can
279. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

280. Every buyer of any interest in residential real property is notified that the property may present exposure to
281. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
282. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading
283. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
284. information on radon test results of the dwelling.

285. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
286. Department of Health's publication entitled Radon in Real Estate Transactions, which is attached hereto and
287. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

288. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
289. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
290. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
291. the court. Any such action must be commenced within two years after the date on which the buyer closed the
292. purchase or transfer of the real Property.

293. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual
294. knowledge.

295. (a) Radon test(s) HAVE HAVE NOT occurred on the Property.
------(Check one.)-----

296. (b) Describe any known radon concentrations, mitigation, or remediation. NOTE: Seller shall attach the most
297. current records and reports pertaining to radon concentration within the dwelling:

298. Radon mitigation system has been installed

299. (c) There IS IS NOT a radon mitigation system currently installed on the Property.
------(Check one.)-----

301. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
302. description and documentation.

305. EXCEPTIONS: See Section R for exceptions to this disclosure requirement.

306. N. CHRONIC WASTING DISEASE IN CERVIDAE: (The following Seller disclosure satisfies MN Statute 35.155, Subd. 11(d).)

307. Has Chronic Wasting Disease been detected on the Property? YES NO
308. If Yes, see Disclosure Statement: Chronic Wasting Disease. ------(Check one.)-----

309. O. NOTICES/OTHER DEFECTS/MATERIAL FACTS: The following questions are to be answered to the best of
310. Seller's knowledge.

311. Notices: Seller HAS HAS NOT received a notice regarding any proposed improvement project from any
312. assessing authorities, the costs of which project may be assessed against the Property. If "HAS," please attach
313. and/or explain:

314. _____
315. _____
316. _____

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

317. Page 8

318. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

319. Property located at 30974 Indigo Rd Fountain 55935

320. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
321. ordinary buyer's use or enjoyment of the Property or any intended use of the Property? Yes No

322. If "Yes," explain:

323. _____

324. _____

325. _____

326. _____

327. **P. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
328. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
329. leaving the home.

330. Examples of exterior moisture sources may be:

- 331. • improper flashing around windows and doors,
- 332. • improper grading,
- 333. • flooding,
- 334. • roof leaks.

335. Examples of interior moisture sources may be:

- 336. • plumbing leaks,
- 337. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 338. • overflow from tubs, sinks, or toilets,
- 339. • firewood stored indoors,
- 340. • humidifier use,
- 341. • inadequate venting of kitchen and bath humidity,
- 342. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 343. • line-drying laundry indoors,
- 344. • houseplants—watering them can generate large amounts of moisture.

345. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
346. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
347. Therefore, it is very important to detect and remediate water intrusion problems.

348. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
349. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious
350. health problems, particularly in some immunocompromised individuals and people who have asthma or allergies
351. to mold.

352. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
353. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
354. Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
355. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
356. Property.

357. **Q. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
358. offender registry and persons registered with the predatory offender registry under MN Statue 243.166
359. may be obtained by contacting the local law enforcement offices in the community where the property
360. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
361. Corrections web site at <https://coms.doc.state.mn.us/publicregistrantsearch>

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

362. Page 9

363. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

364. Property located at 30974 Indigo Rd Fountain 55935

365. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

366. **Exceptions:** The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to
367. (1) real property that is not residential real property;
 368. (2) a gratuitous transfer;
 369. (3) a transfer pursuant to a court order;
 370. (4) a transfer to a government or governmental agency;
 371. (5) a transfer by foreclosure or deed in lieu of foreclosure;
 372. (6) a transfer to heirs or devisees of a decedent;
 373. (7) a transfer from a co-tenant to one or more other co-tenants;
 374. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
 375. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
 377. (10) a transfer of newly constructed residential property that has not been inhabited;
 378. (11) an option to purchase a unit in a common interest community, until exercised;
 379. (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);
 381. (13) a transfer to a tenant who is in possession of the residential real property; or
 382. (14) a transfer of special declarant rights under section 515B.3-104.

383. **MN STATUTES 144.496: RADON AWARENESS ACT**

384. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
385. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

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

389. **No Duty to Disclose:**

390. (A) There is no duty to disclose the fact that the Property
391. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
392. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
 393. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
 394. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
395. nursing home.
396. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
397. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
398. manner, provides a written notice that information about the predatory offender registry and persons
399. registered with the registry may be obtained by contacting the local law enforcement agency where the
400. property is located or the Department of Corrections.
401. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs
402. (A) and (B) for property that is not residential property.
403. (D) **Inspections.**
404. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
405. Property if a written report that discloses the information has been prepared by a qualified third party
406. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
407. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
408. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
409. or investigation that has been conducted by the third party in order to prepare the written report.
 410. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any
411. information included in a written report under paragraph (1) if a copy of the report is provided to Seller.

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

412. Page 10

413. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

414. Property located at 30974 Indigo Rd Fountain 55935

415. S. ADDITIONAL COMMENTS:

416. Harmony Tel Fiber Optic coming
417. by this summer. Owner's signed
418. agreement for property access to install
419.
420.
421.
422.

423. T. SELLER'S STATEMENT:

424. (To be signed at time of listing.)
425. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing
426. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
427. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement
428. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the
429. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the
430. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting
431. the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.
432. Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed
433. here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's
434. use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.
435. To disclose new or changed facts, please use the Amendment to Disclosure Statement form.

436. Sharon Ulke 5-31-2024 [Signature] 5-31-24
(Seller) (Date) (Seller) (Date)

437. U. BUYER'S ACKNOWLEDGEMENT:

438. (To be signed at time of purchase agreement.)
439. I/We, the Buyer(s) of the Property, acknowledge receipt of this Seller's Property Disclosure Statement and agree
440. that no representations regarding facts have been made other than those made above. This Disclosure Statement
441. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
442. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.
443. The information disclosed is given to the best of Seller's knowledge.
444. _____
(Buyer) (Date) (Buyer) (Date)

445. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE
446. NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.





Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless and odorless gas that comes from the soil. The gas can accumulate in the home. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, any home can have high levels of radon.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota.

Before signing a purchase agreement to sell or transfer residential real property, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property
2. the most current records and reports pertaining to radon concentrations within the dwelling
3. a description of any radon levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in nonsmokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk. A home's radon levels may change in the future, so test every 2–5 years, or sooner if there is major remodeling or changes to the foundation, heating, cooling, or ventilation.

Radon Warning Statement

“The Minnesota Department of Health strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.”

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Closed-house conditions include keeping all windows and doors closed, except for normal entry and exit, and temperature set to 65 – 80 °F. For a full list of closed-house conditions please visit mn.gov/radon/notice.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished. If other foundations are present, such as a crawl space or slab on grade, also test the rooms above these foundations.

Place the test kit:

- 20 inches to 6 feet above the floor
- 3 feet from exterior doors and windows
- 1 foot from exterior walls
- away from heat sources and drafts caused by vents and fans
- not in enclosed areas or areas of high heat/humidity

How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Because these tests are time-sensitive there are two testing options. For both tests, test for a minimum of 2 days.

Continuous Radon Monitor (CRM)

MDH recommends CRMs in real estate testing. CRMs are calibrated, provide more data, and may detect tampering. The average of the results are used to make a decision to mitigate.

Simultaneous Short-Term Testing

Two short-term test kits are placed side by side, 4" – 8" apart. The results of the two tests are averaged and used to make a decision to mitigate.

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a licensed professional.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,500 to \$3,000.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

All radon testing and mitigation should be conducted by licensed radon professionals. Radon service providers, such as home inspectors, must be licensed. A list of these licensed radon professionals can be found at MDH's radon web site. MDH conducts free inspections, upon request, of recently installed radon mitigation systems, to check that they meet requirements.

More Radon Information

www.mn.gov/radon

MDH Indoor Air Unit

PO Box 64975

St Paul, MN 55164-0975

Contact Information

651-201-4601

800-798-9050

health.indoorair@state.mn.us

Last Updated 4/2023



DISCLOSURE STATEMENT: WELL

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2022 Minnesota Association of REALTORS®

- 1. Date May 31st 2024
- 2. Page 1 of _____ pages: THE REQUIRED MAP
- 3. IS ATTACHED HERE AND MADE A PART OF THIS
- 4. DISCLOSURE

5. Minnesota Statute 1031.235 requires that, before signing an agreement to sell or transfer real property, Seller must disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the location of each well. 6. 7. 8. 9. In the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

10. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real property where the well is located. 11. 12. 13. 14.

15. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates wells for further information about these issues. For additional information on wells, please visit the Minnesota Department of Health's website at www.health.state.mn.us. 16. 17. 18.

19. **Instructions for completion of this form are on page three (3).**

20. **PROPERTY DESCRIPTION:** Street Address: 30974 Indigo Rd

21. City of Fountain, County of Fillmore

22. State of Minnesota, Zip Code 55935

23. **LEGAL DESCRIPTION:** SECT-13 TWP-104 RANGE-011 21.27 AC TH PT OF SW1/4 SE1/4

24. _____
25. _____ ("Property").

26. **WELL DISCLOSURE STATEMENT:** (Check appropriate boxes.)

27. Seller certifies that the following wells are located on the above-described real Property.

28.	MN Unique	Well	Year of	Well	IN USE	NOT IN	SHARED	SEALED
29.	Well No.	Depth	Const.	Type		USE		
30.	Well 1	<u>1</u>	<u>100</u>	<u>1992?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31.	Well 2	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.	Well 3	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

33. Is this property served by a well not located on the Property? Yes No

34. If "Yes," please explain: _____
35. _____

36. **NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 87-97. If a well is not in use, it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not transferable. If a well is operable and properly maintained, a maintenance permit is not required.** 37. 38. 39.

40. If the well is, "Shared":
41. (1) How many properties or residences does the shared well serve? _____

42. (2) Who manages the shared well? _____

43. (3) Is there a maintenance agreement for the shared well? Yes No

44. If "Yes," what is the annual maintenance fee? \$ _____

DISCLOSURE STATEMENT: WELL

45. Page 2

46. Property located at 30974 Indigo Rd Fountain 55935

47. OTHER WELL INFORMATION: ?

48. Date well water last tested for contaminants: . Test results attached? [] Yes [] No

49. Contaminated Well: Is there a well on the Property containing contaminated water? [] Yes [] No

50. Comments: _____

51. _____

52. _____

53. _____

54. _____

55. _____

56. _____

57. SEALED WELL INFORMATION: For each well designated as sealed above, complete this section.

58. When was the well sealed? _____

59. Who sealed the well? _____

60. Was a Sealed Well Report filed with the Minnesota Department of Health? [] Yes [] No

61. MAP: Complete the attached Disclosure Statement: Location Map showing the location of each well on the real Property.

63. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part/(ies) in this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

65. INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT

66. DEFINITION: A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed if the excavation is intended for the location, diversion, artificial recharge, or acquisition of groundwater.

68. MINNESOTA UNIQUE WELL NUMBER: All new wells constructed AFTER January 1, 1975, should have been assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this date, you should have the unique well number in your property records. If you are unable to locate your unique well number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number is available, please indicate the depth and year of construction for each well.

73. WELL TYPE: Use one of the following terms to describe the well type.

74. WATER WELL: A water well is any type of well used to extract groundwater for private or public use. Examples of water wells are: domestic wells, drive-point wells, dug wells, remedial wells, and municipal wells.

77. IRRIGATION WELL: An irrigation well is a well used to irrigate agricultural lands. These are typically large-diameter wells connected to a large pressure distribution system.

79. MONITORING WELL: A monitoring well is a well used to monitor groundwater contamination. The well is typically used to access groundwater for the extraction of samples.

81. DEWATERING WELL: A dewatering well is a well used to lower groundwater levels to allow for construction or use of underground spaces.

83. INDUSTRIAL/COMMERCIAL WELL: An industrial/commercial well is a nonpotable well used to extract groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat loops).

DISCLOSURE STATEMENT: WELL

87. **WELL USE STATUS:** Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

88. **IN USE:** A well is "in use" if the well is operated on a daily, regular, or seasonal basis. A well in use includes
89. a well that operates for the purpose of irrigation, fire protection, or emergency pumping.

90. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not
91. been sealed by a licensed well contractor.

92. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material
93. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has
94. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry
95. into the well. A "capped" well is not a "sealed" well.

96. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing
97. contractor, check the well status as "not in use."

98. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,
99. at (651) 201-4587 (metropolitan Minneapolis–St. Paul) or 1-800-383-9808 (greater Minnesota).

100. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

101. Seller(s) hereby states that the facts as stated above are true and accurate and authorizes any licensee(s) representing
102. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
103. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to
104. a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real
105. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective
106. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective
107. buyer, the real estate licensee must provide a copy to the prospective buyer.

108. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here
109. (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or
110. enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose
111. new or changed facts, please use the *Amendment to Disclosure Statement* form.

112. Shawn Welle 5-31-2024 [Signature] 5-31-24
(Seller) (Date) (Seller) (Date)

113. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

114. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Well* and *Disclosure Statement:
115. Location Map* and agree that no representations regarding facts have been made other than those made above.

116. _____
(Buyer) (Date) (Buyer) (Date)

117. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE
118. NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**



DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2021 Minnesota Association of REALTORS®

- 1. Date May 31st, 2024
- 2. Page 1 of _____ pages:
- 3. THE REQUIRED MAP IS ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE

5. Property located at 30974 Indigo Rd,
 6. City of Fountain, County of Fillmore,

7. State of Minnesota, Zip Code 55935, legally described as follows or on attached sheet:

8. SECT-13 TWP-104 RANGE-011 21.27 AC TH PT OF SW1/4 SE1/4 ("Property").

9. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in this transaction, and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

11. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**
 12. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**
 13. **CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/**
 14. **DEFECTS.**

15. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any licensee(s) representing or assisting any party(ies) 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.

20. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection of costs from Seller. An action under this subdivision must be commenced within two years after the date on which Buyer closed the purchase of the real property where the system is located.

26. Legal requirements exist relating to various aspects of location and status of subsurface sewage treatment systems. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates subsurface sewage treatment systems for further information about these issues.

29. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a disclosure and is not intended to be part of any contract between Buyer and Seller.

31. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (Check the appropriate boxes.)

32. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described Property.

33. TYPE: (Check appropriate box(es) and indicate location on attached Disclosure Statement: Location Map.)

34. Septic Tank: with drain field with mound system seepage tank with open end
 35. Is this system a straight-pipe system? Yes No Unknown

36. Sealed System (holding tank)

37. Other (Describe.): _____

38. Is the subsurface sewage treatment system(s) currently in use? Yes No

39. Is the above-described Property served by a subsurface sewage treatment system
 40. located entirely within the Property boundary lines, including setback requirements? Yes No

41. If "No," please explain: _____

42. _____

43. Comments: _____

44. _____

DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

45. Page 2

46. Property located at 30974 Indigo Rd Fountain 55935

47. Is the subsurface sewage treatment system(s) a shared system? [] Yes [X] No

48. If "Yes," (1) How many properties or residences does the subsurface sewage treatment system serve? 1

50. (2) Is there a maintenance agreement for the shared subsurface sewage treatment system? [] Yes [X] No

51. If "Yes," what is the annual maintenance fee? \$

52. NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may no longer comply with applicable sewage treatment system laws and rules.

53. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the compliance status of the subsurface sewage treatment system. Compliant ?

54. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.

55. When was the subsurface sewage treatment system installed? 2017

56. Installer Name/Phone Hofschulte

57. Where is tank located? Backyard

58. What is tank size? 1600

59. When was tank last pumped? NA

60. How often is tank pumped? NA

61. Where is the drain field located? 200 ft uphill

62. What is the drain field size? 4 runs of 200 ft

63. Describe work performed to the subsurface sewage treatment system since you have owned the Property. NA

64. Date work performed/by whom: NA

65. Approximate number of people using the subsurface sewage treatment system 2

66. showers/baths taken per week 8-9

67. wash loads per week 4-5

68. NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water used may affect the subsurface sewage treatment system performance.

69. Distance between well and subsurface sewage treatment system? 200 yards

70. Have you received any notices from any government agencies relating to the subsurface sewage treatment system? (If "Yes," see attached notice.) [] Yes [X] No

71. Are there any known defects in the subsurface sewage treatment system? [] Yes [X] No

72. If "Yes," please explain:

73. 74. 75. 76.



**DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM**

86. Page 3

87. Property located at 30974 Indigo Rd Fountain 55935

88. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

89. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing or
90. assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in
91. connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to a
92. real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real
93. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective
94. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective
95. buyer, the real estate licensee must provide a copy to the prospective buyer.

96. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here**
97. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**
98. **enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose
99. new or changed facts, please use the *Amendment to Disclosure Statement* form.

100. *Shawn Wolfe* 5-31-2024 *Shawn Wolfe* 5-31-24
(Seller) (Date) (Seller) (Date)

101. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

102. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Subsurface Sewage Treatment*
103. *System and Disclosure Statement: Location Map* and agree that no representations regarding facts have been made
104. other than those made above.

105. _____
(Buyer) (Date) (Buyer) (Date)

106. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
107. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

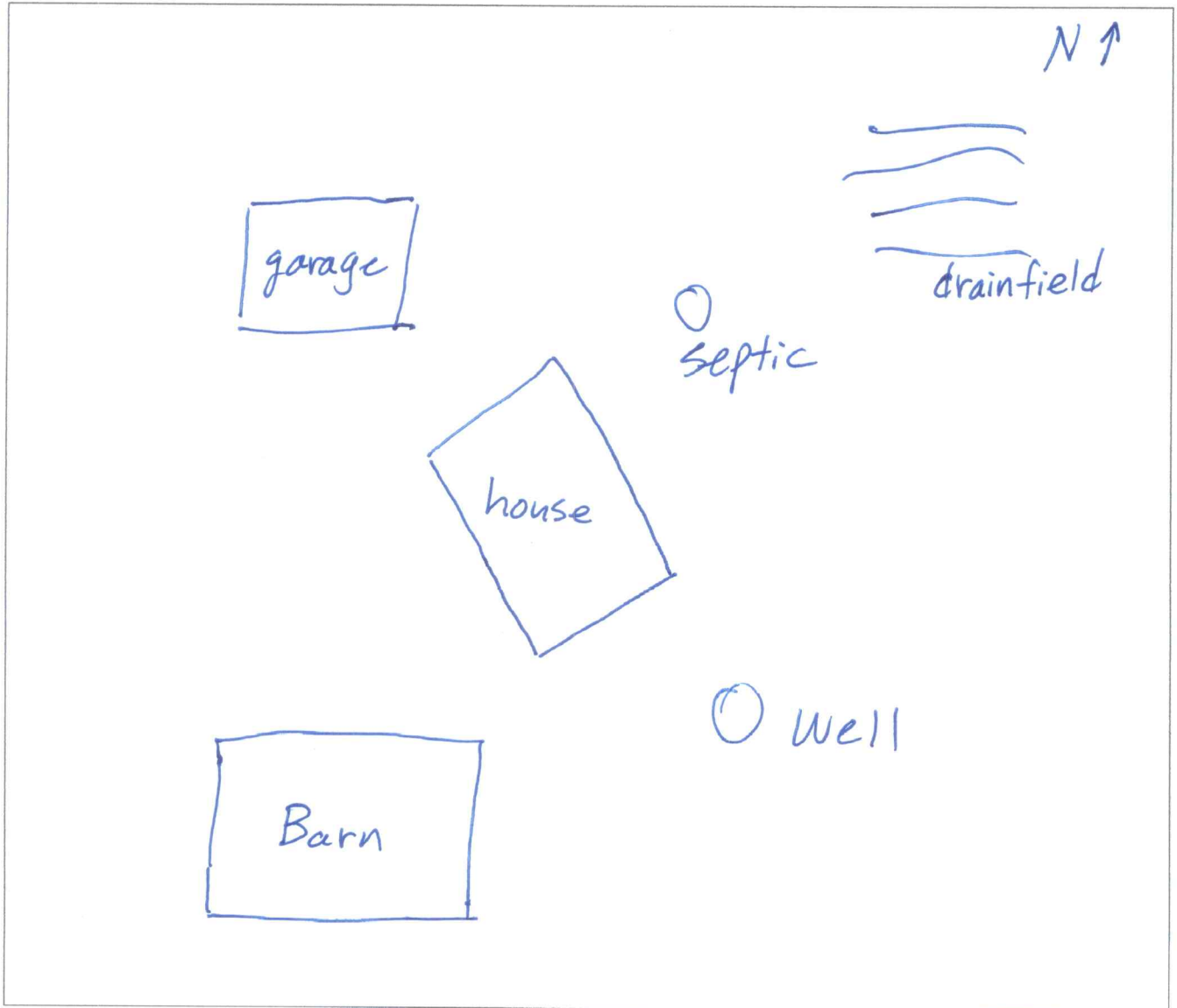
MN-DS:SSTS-3 (8/21)



LOCATION MAP

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2009 Minnesota Association of REALTORS®, Edina, MN

1. Page _____ of _____ pages
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.
- 3.
4. SUBSURFACE SEWAGE TREATMENT SYSTEM WELL METHAMPHETAMINE PRODUCTION AREA
(Check all that apply.)
5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.
6. Property located at _____
7. _____



8. ATTACH ADDITIONAL SHEETS AS NEEDED.
9. Seller and Buyer initial: Shan White 5-31-24 Shan White 5-31-24
(Seller) (Date) (Buyer) Seller (Date)
10. _____
(Seller) (Date) (Buyer) (Date)

11. MN-IM (8/09)

ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER