

**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. § 78-2,120).

Seller X is not occupying the real property.

How long has Seller owned the real property? year(s)

This Disclosure Statement concerns the real property located at 6283 N RD,

In the City of NEBRASKA CITY, County of OTIE, State of Nebraska and legally described as 5-7-14 TRACT IN SW 1/4 14.9 AC, OTIE CO, NE

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE REAL PROPERTY KNOWN BY THE SELLER ON THE DATE ON WHICH THIS STATEMENT IS SIGNED. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING A PRINCIPAL IN THE TRANSACTION, AND SHOULD NOT BE ACCEPTED AS A SUBSTITUTE FOR ANY INSPECTION OR WARRANTY THAT THE PURCHASER MAY WISH TO OBTAIN, EVEN THOUGH THE INFORMATION PROVIDED IN THIS STATEMENT IS NOT A WARRANTY. THE PURCHASER MAY RELY ON THE INFORMATION CONTAINED HEREIN IN DECIDING WHETHER AND ON WHAT TERMS TO PURCHASE THE REAL PROPERTY. ANY AGENT REPRESENTING A PRINCIPAL IN THE TRANSACTION MAY PROVIDE A COPY OF THIS STATEMENT TO ANY OTHER PERSON IN CONNECTION WITH ANY ACTUAL OR POSSIBLE SALE OF THE REAL PROPERTY. THE INFORMATION PROVIDED IN THIS STATEMENT IS THE REPRESENTATION OF THE SELLER AND NOT THE REPRESENTATION OF ANY AGENT, AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE SELLER AND PURCHASER.

Seller please note: You are required to complete this Disclosure Statement in full. If any particular item or matter does not apply and there is no provision or space for so indicating, insert "N/A".

SELLER STATES THAT, TO THE BEST OF SELLER'S BELIEF AND KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I - If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section, PART III of this Disclosure Statement. If an item in this Part is not on the property or will not be included in the sale, check only the "None/Not Included" column for that item.

Section A. Appliances.

1. Built-in vacuum system and equipment	WORKING	NOT WORKING	DO NOT KNOW IF WORKING	NONE/NOT INCLUDED
2. Clothes dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Clothes washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Gas grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Range ventilation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section B. Electrical Systems.

1. Electric service panel (capacity <u> </u> amp, if known)	WORKING	NOT WORKING	DO NOT KNOW IF WORKING	NONE/NOT INCLUDED
2. Ceiling fan(s) fuse <u> X </u> circuit breakers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Garage door opener/remote controller(s) (number of controllers, if included <u> </u>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Telephone wiring and jacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Cable TV wiring and jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Intercom or sound system wiring and built-in speakers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section C. Heating and Cooling Systems.

1. Air purifier	WORKING	NOT WORKING	DO NOT KNOW IF WORKING	NONE/NOT INCLUDED
2. Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Whole house fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Fireplace/insert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Heating system (<u> X </u> gas <u> </u> other, specify) <u> PROPANE </u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section D. Water Systems.

1. Hot tub/hot whirlpool	WORKING	NOT WORKING	DO NOT KNOW IF WORKING	NONE/NOT INCLUDED
2. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Swimming pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Underground sprinkler <u> </u> backflow preventer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section E. Sewer Systems.

1. Plumbing	WORKING	NOT WORKING	DO NOT KNOW IF WORKING	NONE/NOT INCLUDED
2. Sump pump (discharges to <u> </u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PART II - In this part, in Sections A, B, and C, if the answer to any item is "Yes", explain the condition in the Comments section, PART III of this Disclosure Statement. Section A. Structural Conditions: If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the Comments section, PART III of this Disclosure Statement.

1. Age of roof (if known) <u> </u> years	YES	NO	DO NOT KNOW
2. Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has the roof leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is there presently damage to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Has there been leakage/seepage in the basement or crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there any structural problems with the structures on the real property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Gas log	WORKING	NOT WORKING	DO NOT KNOW IF WORKING	NONE/NOT INCLUDED
8. Gas starter (fireplace)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Heat pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Propane tank (<u> rent </u> <u> X </u> own)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Woodburning stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Other (specify) <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Water heater	WORKING	NOT WORKING	DO NOT KNOW IF WORKING	NONE/NOT INCLUDED
6. Water purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Water softener (<u> rent </u> <u> own </u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Well system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Other (specify) <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Septic system <u> Pumped </u> in 2008	WORKING	NOT WORKING	DO NOT KNOW IF WORKING	NONE/NOT INCLUDED
4. Other (specify) <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other (specify) <u> </u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Is there presently damage to the chimney?	YES	NO	DO NOT KNOW
9. Are there any windows which presently leak, or do any insulated windows have broken seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Have you experienced any moving or settling of the following: foundation? floor? wall? sidewalk? patio? driveway? retaining wall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section B. Environmental Conditions. Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results if available.

- | | | | |
|--|------------------------------|--|---|
| 1. Asbestos | YES <input type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input checked="" type="checkbox"/> |
| 2. Contaminated soil or water (including drinking water) | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 3. Landfill or buried materials | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 4. Lead-based paint | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 5. Radon gas | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 6. Toxic materials | YES <input type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |

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

- | | | | |
|--|------------------------------|--|--------------------------------------|
| 1. Any features, such as walls, fences, and driveways, which are shared? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 2. Any easements, other than normal utility easements? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 3. Any encroachments? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 4. Any zoning violations, non-conforming uses, or violations of "setback" requirements? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 5. Any lot-line disputes? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 6. Have you been notified, or are you aware, of any work planned or to be performed by a utility or municipality close to the real property including but not limited to sidewalks, streets, sewers, water, power, or gas lines? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 7. Any condominium, homeowners', or other type of association which has any authority over the real property? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 8. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |

Section D. Other Conditions.

- | | | | |
|--|---|--|--------------------------------------|
| 1. Are the dwelling and the improvements connected to a public water system? <u>RURAL WATER</u> | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 2. Are the dwelling and the improvements connected to a public sewer system? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 3. Are the dwelling and the improvements connected to a private or community (non-public) water system? Is the system operational? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 4. Are the dwelling and the improvements connected to a private or community (non-public) sewer system? Is the system operational? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 5. Are the dwelling and the improvements connected to a septic system? Is the system operational? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 6. Is the real property in a: <u>flood plain?</u> <u>floodway?</u> | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |

Section E. Cleaning/Service/Conditions. Have you ever performed or had performed the following? State the most recent year:

- | | | | | |
|---|------------------|---|--|--------------------------------------|
| 1. Servicing of air conditioner | YEAR <u>2008</u> | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 2. Cleaning of fireplace, including chimney | YEAR <u>2008</u> | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 3. Servicing of furnace | YEAR <u>2008</u> | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 4. Servicing of septic system | YEAR <u>2008</u> | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 5. Cleaning of woodburning stove, including chimney | YEAR <u>2008</u> | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 6. Treatment for wood-destroying insects or rodents | YEAR _____ | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 7. Tested well water | YEAR _____ | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| 8. Service/dreated well water | YEAR _____ | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |

PART III - Comments. Please reference comments on items responded to above by PART I or II, Section letter and item number. Use additional pages if necessary.

HEAVY RAINS CAUSE WATER TO COME UP THROUGH THE BASEMENT FLOOR SOMETIMES.

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, has been completed by Seller, that Seller has completed this Disclosure Statement to the best of Seller's belief and knowledge as of the date hereof, which is the date this Disclosure Statement is completed and signed by Seller.

Seller: Charles J. Seibert II Date: 8-15-09
 Seller: Dumphy Seibert Date: 8-15-09

ACKNOWLEDGMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We: acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such Disclosure Statement is not a warranty of any kind by the Seller or any agent representing any principal in the transaction; understand that such Disclosure Statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this Disclosure Statement is the representation of the Seller and not the representation of any agent, and is not intended to be part of any contract between the Seller and Purchaser, and certify that such Disclosure Statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such Disclosure Statement.

Purchaser: _____ Receipt Date: _____

Purchaser: _____ Receipt Date: _____