



Wentz

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date 7/28/22
- 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. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing, of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for 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: "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, 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 residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any other option.

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does 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 inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 11015 Hwy 52 SE,
 34. City of Chatfield, County of Olmsted, State of Minnesota.

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

- 36. (1) What date 1967 did you Acquire Build the home?
------(Check one.)-----
- 37. (2) Type of title evidence: Abstract Registered (Torrens) Unknown
- 38. Location of Abstract: owner's home
- 39. Is there an existing Owner's Title Insurance Policy? Yes No
- 40. (3) Have you occupied this home continuously during your ownership? Yes No
- 41. If "No," explain: _____
- 42. (4) Is the home suitable for year-round use? Yes No
- 43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
- 44. (6) Does the property include a manufactured home? Yes No
- 45. If "Yes," HUD #(s) is/are _____
- 46. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No





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

49. Property located at 11015 Hwy 52 SE Chatfield

50. (7) Is the property located on a public or a private road? [X] Public [] Private [] Public: no maintenance

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

52. (a) Do you know which zone the property is located in? [] Yes [X] No

53. If "Yes," which zone? _____

54. (b) Have you ever had a flood insurance policy? [] Yes [] No

55. If "Yes," is the policy in force? [] Yes [] No

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

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

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

59. If "Yes," please explain: _____

60. _____

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

62. Are there any (9) encroachments? west fence 2 feet? [X] Yes [] No

63. (10) association, covenants, historical registry, reservations, or restrictions, that affect or may affect the use or future resale of the property? [] Yes [X] No

64. (11) governmental requirements or restrictions that affect or may affect the use or future enjoyment of the property (e.g., shoreland restrictions, non-conforming use, etc.)? [] Yes [X] No

65. (12) easements, other than utility or drainage easements? [] Yes [] No

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

67. _____
68. _____
69. _____

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

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

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

73. If "Yes," give details of what happened and when: roof damage

74. _____

75. (2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? [X] Yes [] No

76. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? roof damage in 2021

77. _____

78. Did you receive compensation for the claim(s)? [] Yes [X] No

79. If you received compensation, did you have the items repaired? [] Yes [] No

80. What dates did the claim(s) occur? fall of 2022



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

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

94. If "Yes," please specify what was done, when, and by whom (owner or contractor): addition in 1972

98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing, retaining wall, general finishing) [X] Yes [] No

99. If "Yes," please explain: various work occasionally

102. (c) Are you aware of any work performed on the property for which appropriate permits were not obtained? [] Yes [X] No

103. If "Yes," please explain:

106. (4) Has there been any damage to flooring or floor covering? [] Yes [X] No

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

109. (5) Do you have or have you previously had any pets? [] Yes [X] No

110. If "Yes," indicate type and number

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

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

114. (a) cracked floor/walls? [] Yes [X] No (e) leakage/seepage? [X] Yes [] No

115. (b) drain tile problem? [] Yes [X] No (f) sewer backup? [] Yes [X] No

116. (c) flooding? [] Yes [X] No (g) wet floors/walls? [] Yes [X] No

117. (d) foundation problem? [] Yes [X] No (h) other? [] Yes [X] No

118. Give details to any questions answered "Yes": leakage after heavy rain

121. (8) THE ROOF:

122. (a) What is the age of the roofing material? Home: 30? years Garage(s)/Outbuilding(s): ? years

124. (b) Has there been any interior or exterior damage? [] Yes [X] No

125. (c) Has there been interior damage from ice buildup? [] Yes [X] No

126. (d) Has there been any leakage? [X] Yes [] No

127. (e) Have there been any repairs or replacements made to the roof? [] Yes [X] No

128. Give details to any questions answered "Yes": leakage in basement from heavy rain



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

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

134. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): shakes asbestos

135. (b) cracks/damage? [] Yes [x] No

136. (c) leakage/seepage? [] Yes [x] No

137. (d) other? [] Yes [x] No

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

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

141. NOTE: This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale ONLY IF specifically referenced in the Purchase Agreement.

144. CHECK "NA" FOR ONLY THOSE ITEMS NOT PHYSICALLY LOCATED ON THE PROPERTY.

Table with columns for item name, Working Order (Yes, No, NA), and Ownership (Rented, Owned). Rows include Air-conditioning, Propane tank, Range/oven, etc.



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182. Are there any items or systems on the property connected or controlled wirelessly, via internet protocol ("IP"), to a router or gateway or directly to the cloud? [] Yes [X] No

184. Comments regarding issues in Section C:

185.

186. D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

187. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

188. Seller certifies that Seller [X] DOES [] DOES NOT know of a subsurface sewage treatment system on or serving the above-described real property. (If answer is DOES, and the system does not require a state permit, see Disclosure Statement: Subsurface Sewage Treatment System.)

189. [] There is an abandoned subsurface sewage treatment system on the above-described real property. (See Disclosure Statement: Subsurface Sewage Treatment System.)

191. [] There is an abandoned subsurface sewage treatment system on the above-described real property. (See Disclosure Statement: Subsurface Sewage Treatment System.)

193. E. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 1031.235.) (Check appropriate box.)

195. [] Seller certifies that Seller does not know of any wells on the above-described real property.

196. [X] Seller certifies there are one or more wells located on the above-described real property. (See Disclosure Statement: Well.)

198. Are there any wells serving the above-described property that are not located on the property? [] Yes [X] No

199. If "Yes":

201. (1) How many properties or residences does the shared well serve? _____

202. (2) Is there a maintenance agreement for the shared well? [] Yes [X] No

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

204. Is this property in a Special Well Construction Area? [] Yes [X] No

205. F. PROPERTY TAX TREATMENT:

206. Valuation Exclusion Disclosure (Required by MN Statute 273.11, Subd. 18.)

207. There [] IS [X] IS NOT an exclusion from market value for home improvements on this property. Any valuation 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 consequences.

208. valuation 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 consequences.

211. Additional comments: abandoned well near building site location unknown

213. Preferential Property Tax Treatment

214. Is the property subject to any preferential property tax status or any other credits affecting the property?

215. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits, Non-Profit Status)

216. [] Yes [X] No

217. If "Yes," would these terminate upon the sale of the property? [] Yes [] No

218. Explain: _____

219.



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223. G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

224. Seller represents that Seller [] IS [X] IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall survive the closing of any transaction involving the property described here.

225. NOTE: If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal Revenue Code.

226. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to assure either party whether the transaction is exempt from the FIRPTA withholding requirements.

227. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

228. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).) [X] 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 Disclosure Statement: Methamphetamine Production.)

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

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

231. K. CEMETERY ACT: The following questions are to be answered to the best of Seller's knowledge. 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 human burial grounds is guilty of a felony.

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

233. If "Yes," please explain: unmarked near NW corner

234. 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.

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

- 236. (1) Animal/Insect/Pest Infestation? [] Yes [X] No
237. (2) Asbestos? shake siding [X] Yes [] No
238. (3) Diseased trees? [] Yes [X] No
239. (4) Formaldehyde? [] Yes [X] No
240. (5) Hazardous waste/substances? [] Yes [X] No
241. (6) Lead? (e.g., paint, plumbing) [] Yes [X] No
242. (7) Mold? [] Yes [X] No
243. (8) Soil problems? [] Yes [X] No
244. (9) Underground storage tanks? [] Yes [X] No

245. (10) Other? [] Yes [] No





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272. (11) Have you ever been contacted or received any information from any governmental authority pertaining
273. to possible or actual environmental contamination affecting the property? Yes No
274. (12) Are you aware if there are currently, or have previously been, any orders issued on the
275. property by any governmental authority ordering the remediation of a public
276. health nuisance on the property? Yes No
277. If answer above is "Yes," Seller certifies that all orders HAVE HAVE NOT been vacated.
------(Check one.)-----
278. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.
279. _____
280. _____

281. M. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)
282. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL
283. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having
284. the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily
285. be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

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

291. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
292. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and
293. can be found at www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.

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

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

301. (a) Radon test(s) HAVE HAVE NOT occurred on the property.
------(Check one.)-----

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

304. _____
305. _____

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

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

309. _____
310. _____

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



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

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315. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
316. Seller's knowledge.

317. **Notices:** Seller HAS HAS NOT received a notice regarding **any** proposed improvement project from **any**
318. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach
319. and/or explain: _____

320. _____

321. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
322. ordinary buyer's use or enjoyment of the property or any intended use of the property? Yes No
323. If "Yes," explain: _____

324. _____

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

328. Examples of exterior moisture sources may be:
329. • improper flashing around windows and doors,
330. • improper grading,
331. • flooding,
332. • roof leaks.

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

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

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

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

355. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
356. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
357. may be obtained by contacting the local law enforcement offices in the community where the property
358. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
359. Corrections web site at www.corr.state.mn.us.



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363. **Q. ADDITIONAL COMMENTS:** Reason for Selling: moving to town

364.

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;
376. (10) a transfer of newly constructed residential property that has not been inhabited;
377. (11) an option to purchase a unit in a common interest community, until exercised;
378. (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);
379. (13) a transfer to a tenant who is in possession of the residential real property; or
380. (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 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 prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not 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 registered
399. with the registry may be obtained by contacting the local law enforcement agency where the property is
400. 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 information
411. included in a written report under paragraph (1) if a copy of the report is provided to Seller.



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415. **S. SELLER'S STATEMENT:**

416. *(To be signed at time of listing.)*

417. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing
418. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
419. in connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement
420. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the
421. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the
422. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the
423. prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

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

428. James Wentz 7-28-22 Carole Wentz 7-28-2022
(Seller) (Date) (Seller) (Date)

429. **T. BUYER'S ACKNOWLEDGEMENT:**

430. *(To be signed at time of purchase agreement.)*

431. I/We, the Buyer(s) of the property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
432. that no representations regarding facts have been made other than those made above. This Disclosure Statement
433. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
434. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

435. The information disclosed is given to the best of Seller's knowledge.

436. _____
(Buyer) (Date) (Buyer) (Date)

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

MN:DS:SPDS-10 (8/16)



WEISS REALTY

Wentz

DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

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- 1. Date 7/28/22
- 2. Page 1 of _____ pages:
- 3. THE REQUIRED MAP IS ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE

5. Property located at 11015 Hwy 52 SE in the City of Chatfield

6. County of Olmsted State of Minnesota, legally described as follows or on

7. attached sheet (the "Property") Sect 10 Twp 105 R12 200. AC

8. S 1/2 NW 1/4 & N 1/2 SW 1/4 & SW 1/4 SW 1/4

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 SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.**

14. **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.

19. 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.

25. 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.

28. 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.

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

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

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

33. Septic Tank: with drain field with mound system seepage tank with open end

34. Is this system a straight-pipe system? Yes No Unknown

35. Sealed System (holding tank)

36. Other (Describe.): _____

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

38. Is the above-described Property served by a subsurface sewage treatment system not located on the Property? Yes No

40. If "Yes," please explain: _____

41. _____

42. If "No," is subsurface sewage treatment system entirely within Property boundary lines, including set back requirements? _____

44. Comments: _____



DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

46. Property located at 11015 Hwy 52 SE Chatfield

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? 50.

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

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

53. 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.

54. 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.

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

56. When was the subsurface sewage treatment system installed?

57. Installer Name/Phone

58. Where is tank located?

59. What is tank size?

60. When was tank last pumped?

61. How often is tank pumped?

62. Where is the drain field located?

63. What is the drain field size?

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

65. Date work performed/by whom:

66.

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

68. showers/baths taken per week 10

69. wash loads per week 2

70. 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.

71. Distance between well and subsurface sewage treatment system? 100 ft (septic downhill!)

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

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

74. If "Yes," please explain:

75.

76.



**DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM**

86. Page 3

87. Property located at 11015 Hwy 52 SE Chatfield

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 real
92. estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real estate
93. licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer.
94. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the
95. 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. James Wentz 7-28-20 Carole Wentz 7-28-2022
(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 Location Map* and agree that no representations regarding facts have been made other than those made
104. 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 (8/17)



Wentz

DISCLOSURE STATEMENT: WELL

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- 1. Date 7/28/22
- 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. 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.

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.

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

20. **PROPERTY DESCRIPTION:** Street Address: 11015 Hwy 52 SE
 21. Chatfield (City) Olmsted (County)

22. **LEGAL DESCRIPTION:** sect 10 T105 R12 200 Ac

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

26. Seller certifies that the following wells are located on the above-described real property.

| | MN Unique Well No. | Well Depth | Year of Const. | Well Type | IN USE | NOT IN USE | SHARED | SEALED |
|------------|--------------------|------------|----------------|--------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 27. Well 1 | <u>?</u> | <u>?</u> | <u>1972</u> | <u>cased</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Well 2 | <u>?</u> | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Well 3 | | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

31. If "Yes," please explain: _____

35. **NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 102-113. 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.**

36. If the well is, "Shared":

37. (1) How many properties or residences does the shared well serve? _____

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

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

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



DISCLOSURE STATEMENT: WELL

WEISS REALTY

45. Property located at 11015 Hwy 52 SE Chatfield

46. **OTHER WELL INFORMATION:**

47. Date well water last tested for contaminants: _____ Test results attached? Yes No

48. Contaminated Well: Is there a well on the property containing contaminated water? Yes No

49. Comments: _____

50. _____

51. _____

52. _____

53. _____

54. _____

55. _____

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

57. When was the well sealed? 1972

58. Who sealed the well? Rowland Well Co

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

60. **MAP: Complete the attached Location Map showing the location of each well on the real property.**

61. 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.

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

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

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

75. James Wentz 7-28-22 Carole Wentz 7-28-2022
(Seller) (Date) (Seller) (Date)

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

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

79. _____
(Buyer) (Date) (Buyer) (Date)

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





82. **INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT**

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

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

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

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

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

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

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

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

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

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

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

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

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

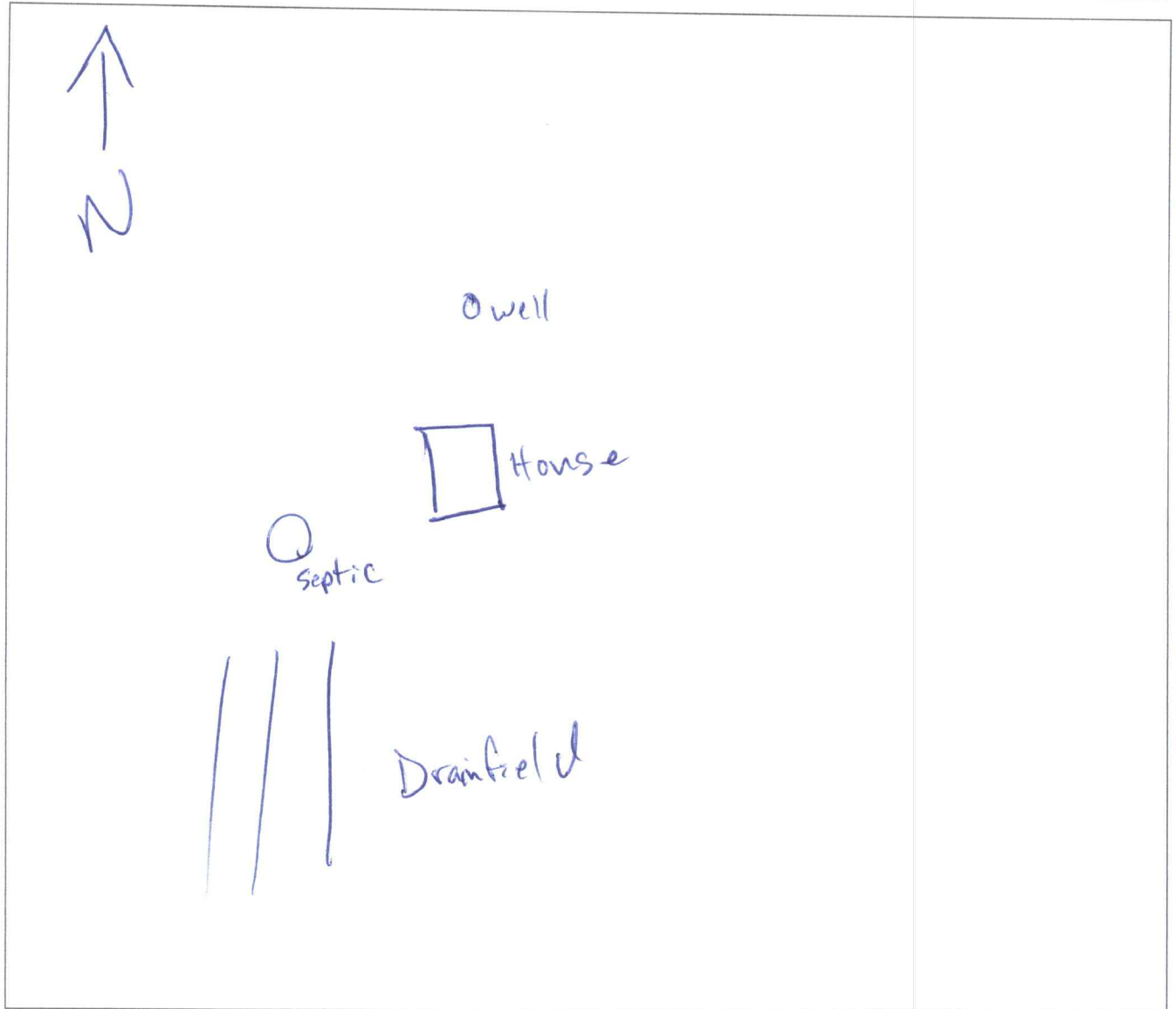
113. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,
114. at (651) 201-4587 (metropolitan Minneapolis–St. Paul) or 1-800-383-9808 (greater Minnesota).



LOCATION MAP

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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 11015 Hwy 52 SE Chatfield
- 7.



8. ATTACH ADDITIONAL SHEETS AS NEEDED.
9. Seller and Buyer initial: JW 7-28-22 _____
(Seller) (Date) (Buyer) (Date)
10. CW 7-28-22 _____
(Seller) (Date) (Buyer) (Date)

11. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER
MN-IM (8/09)