Edina Realty

SELLER'S PROPERTY DISCLOSURE STATEMENT

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1. Date April 25, 2012

2. Page 1 of 9 pages

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

4. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect
7. an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event
9. before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed
10. by MN Statutes. See *Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This
11. disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the
12. transaction.

13. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
14. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
15. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
16. that it exists on the property.

17. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
18. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
19. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
20. (6) If any items do not apply, write "NA" (not applicable).

21. Property located at 1125 Peony Ln N ,

22. City of Plymouth , County of Hennepin , State of Minnesota.

23. **A. GENERAL INFORMATION:**

24. (1) What date June, 2003 did you ☒ **Acquire** ☐ **Build** the home? (Check one.)

25. (2) Type of title evidence: ☒ Abstract ☐ Registered (Torrens)

26. Location of Abstract: _____

27. To your knowledge, is there an existing Owner's Title Insurance Policy? ☐ Yes ☒ No

28. (3) Have you occupied this home continuously for the past 12 months? ☒ Yes ☐ No

29. If "No," explain: _____

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

31. (5) To your knowledge, is the property located in a designated flood plain? ☐ Yes ☒ No

32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) ☒ Yes ☐ No

33. (7) Is the property located on a public or a private road? ☒ Public ☐ Private

34. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size
35. requirements? ☐ Yes ☐ No ☐ Unknown
36. If "No," or "Unknown," Buyer should consult the local zoning authority.

37. Are you aware of any

38. (9) encroachments? ☐ Yes ☒ No

39. (10) association, covenants, historical registry, reservations or restrictions that affect or
40. may affect the use or future resale of the property? ☐ Yes ☒ No

41. (11) easements, other than utility or drainage easements? ☐ Yes ☒ No

42. (12) Comments: _____

43. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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Property located at 1125 Peony Ln N Plymouth 55447

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

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

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

(2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? ☐ Yes ☒ No

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

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

If you received compensation, did you have the items repaired? ☐ Yes ☐ No

What dates did the claim(s) occur? _____

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

If "Yes," please specify what was done, when and by whom (owner or contractor):

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

If "Yes," please explain: The hardwood floors were refinished (fall 2011), The shower was re-tiled and the walls behind shower, which were originally sheetrock, replaced with cement board. Beam in basement was replaced because it was settling, due to age of house.

(c) Are you aware of any work performed on the property for which appropriate permits were not obtained? ☐ Yes ☒ No

If "Yes," please explain: _____

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

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

(5) Are you aware of any insect/animal/pest infestation? ☐ Yes ☒ No

If "Yes," please explain: * Prior owner claimed ants in spring in basement, no issues since I've lived here. The basement walls were sealed, most likely solved issue.

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

84. Property located at 1125 Peony Ln N Plymouth 55447.

85. (6) Do you have or have you previously had any pets? ☒ Yes ☐ No

86. If "Yes," indicate type Two dogs. and number 2.

87. (7) Comments: One small dog and one larger German Shepherd that is a police k9 and

88. primarily stays outside except for extreme weather.

89.

90. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they
91. currently exist?

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

93. (1) **THE BASEMENT, CRAWLSPACE, SLAB:**

94.	(a) cracked floor/walls	☒ Yes	☐ No	(e) leakage/seepage	☐ Yes	☒ No
95.	(b) drain tile problem	☐ Yes	☒ No	(f) sewer backup	☐ Yes	☒ No
96.	(c) flooding	☐ Yes	☒ No	(g) wet floors/walls	☐ Yes	☒ No
97.	(d) foundation problem	☐ Yes	☒ No	(h) other	☐ Yes	☒ No

98. Give details to any questions answered "Yes": Floor in the detached garage has cracks in
99. the slab.

100.

101.

102.

103.

104.

105. (2) **THE ROOF:** To your knowledge,

106.	(a) what is the age of the roofing material? 13 years (1999)		
107.	(b) has there been any interior or exterior damage?	☐ Yes	☒ No
108.	(c) has there been interior damage from ice buildup?	☐ Yes	☒ No
109.	(d) has there been any leakage?	☐ Yes	☒ No
110.	(e) have there been any repairs or replacements made to the roof?	☒ Yes	~~☒ No~~

111. Give details to any questions answered "Yes": There occasionally is ice damn buildup on the south
112. side of the house if snow isn't cleared off. Heat tape was installed last winter
113. and eliminated the problem. No known damages from any ice dams.

114.

115.

116.

117.

118. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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122. **D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:**
123. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such
124. items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF**
125. specifically referenced in the *Purchase Agreement.*

126. **Cross out only those items not physically located on the property.**

127. 128.	In Working Order Yes	No		In Working Order Yes	No		In Working Order Yes	No
129.	Air-conditioning	☒	☐	Heating system (central)	☒	☐	~~Trash Compactor~~	☐	☐
130.	☒ Central ☐ Wall ☐ Window			~~Heating system~~ (supplemental)..	☐	☐	~~TV antenna system~~	☒	☐
131.	~~Air exchange system~~	☐	☐	~~Incinerator~~	☐	☐	TV cable system	☒	☐
132.	Carbon Monoxide Detector..	☒	☐	~~Intercom~~	☐	☐	~~TV satellite dish~~	☐	☐
133.	Ceiling fan	☒	☐	~~Lawn sprinkler system~~	☐	☐	☐ Rented ☐ Owned		
134.	Dishwasher	☒	☐	Microwave	☒	☐	~~TV satellite receiver~~	☐	☐
135.	Doorbell	☒	☐	Plumbing	☒	☐	☐ Rented ☐ Owned		
136.	~~Drain tile system~~	☐	☐	~~Pool and equipment~~	☐	☐	Washer	☒	☐
137.	Dryer	☒	☐	~~Propane Tank~~	☐	☐	Water heater	☒	☐
138.	Electrical system	☒	☐	☐ Rented ☐ Owned			Water softener	☒	☐
139.	Exhaust system	☒	☐	Range/oven	☒	☐	☐ Rented ☒ Owned		
140.	~~Fire sprinkler system~~	☐	☐	Range hood	☒	☐	~~Water treatment system~~	☐	☐
141.	Fireplace	☒	☐	Refrigerator	☒	☐	☐ Rented ☐ Owned		
142.	Fireplace mechanisms	☒	☐	~~Security system~~	☐	☐	Windows	☒	☐
143.	~~Furnace humidifier~~	☐	☐	☐ Rented ☐ Owned			Window treatments	☒	☐
144.	Freezer	☒	☐	Smoke detectors (battery).....	☒	☐	~~Wood-burning stove~~	☐	☐
145.	Garage door opener (GDO)	☒	☐	~~Smoke detectors~~ (hardwired).....	☐	☐	Other _____	☐	☐
146.	Garage auto reverse	☒	☐	~~Solar collectors~~	☐	☐	Other _____	☐	☐
147.	GDO remote	☒	☐	~~Sump pump~~	☐	☐	Other _____	☐	☐
148.	Garbage disposal	☒	☐	Toilet mechanisms.....	☒	☐	Other _____	☐	☐

149. Comments: Windows are old, work well, but will eventually need to be replaced. Two
150. upstairs skylight windows do get some condensation in between ~~pegnes~~ Panes of glass

151. **E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**
152. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) *(Check appropriate box.)*

153. Seller certifies that Seller ☐ **DOES** ☒ **DOES NOT** know of a subsurface sewage treatment system on or serving
(Check one.)
154. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see
155. *Subsurface Sewage Treatment System Disclosure Statement.*)

156. ☐ There is a subsurface sewage treatment system on or serving the above-described real property.
157. *(See Subsurface Sewage Treatment System Disclosure Statement.)*

158. ☐ There is an abandoned subsurface sewage treatment system on the above-described real property.
159. *(See Subsurface Sewage Treatment System Disclosure Statement.)*

160. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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164. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
165. *(Check appropriate box.)*

166. ☐ Seller certifies that Seller does not know of any wells on the above-described real property.

167. ☒ Seller certifies there are one or more wells located on the above-described real property.
168. *(See Well Disclosure Statement.)*

169. Are there any wells serving the above-described property that are not located on the
170. property? ☐ Yes ☒ No

171. To your knowledge, is this property in a Special Well Construction Area? ☐ Yes ☒ No

172. **G. PROPERTY TAX TREATMENT:**
173. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)
174. *(Check appropriate box.)*
175. There ☐ **IS** ☒ **IS NOT** an exclusion from market value for home improvements on this property. Any
---------(Check one.)----------
176. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
177. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
178. resulting tax consequences.

179. Additional comments: _____

180. _____

181. _____

182. **Preferential Property Tax Treatment**
183. Is the property subject to any preferential property tax status or any other credits affecting the property?

184. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) ☐ Yes ☒ No

185. If "Yes," would these terminate upon the sale of the property? ☐ Yes ☐ No

186. Explain: _____

187. _____

188. _____

189. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
190. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

191. ☒ Seller is not aware of any methamphetamine production that has occurred on the property.

192. ☐ Seller is aware that methamphetamine production has occurred on the property.
193. *(See Methamphetamine Production Disclosure Statement.)*

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

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

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206. **K. CEMETERY ACT:**
207. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person
208. who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains
209. or human burial grounds is guilty of a felony.
210. To your knowledge, are you aware of any human remains, burials or cemeteries located
211. on the property? ☐ Yes ☒ No
212. If "Yes," please explain: _____
213. _____
214. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
215. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
216. Statute 307.08, Subd. 7.

217. **L. ENVIRONMENTAL CONCERNS:**
218. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist
219. on the property?

220.	Asbestos?	☐ Yes	☒ No	Mold?	☐ Yes	☒ No
221.	Diseased trees?	☐ Yes	☒ No	Radon?	☐ Yes	☒ No
222.	Formaldehyde?	☐ Yes	☒ No	Soil problems?	☐ Yes	☒ No
223.	Hazardous wastes/substances?	☐ Yes	☒ No	Underground storage tanks?	☐ Yes	☒ No
224.	Lead? (e.g., paint, plumbing)	☐ Yes	☒ No	Other?	☐ Yes	☒ No

225. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental
226. authority ordering the remediation of a public health nuisance on the property? ☐ Yes ☒ No
227. If answer above is "Yes," seller certifies that all orders ☐ HAVE ☐ HAVE NOT been vacated.
----------(Check one.)----------
228. Give details to any question answered "Yes": _____
229. _____
230. _____

231. **M. OTHER DEFECTS/MATERIAL FACTS:**
232. Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or
233. enjoyment of the property or any intended use of the property? ☐ Yes ☒ No
234. If "Yes," explain below: _____
235. _____
236. _____
237. _____

238. **N. ADDITIONAL COMMENTS:**
239. _____
240. _____
241. _____
242. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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246. **O. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion
247. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
248. leaving the home.

249. Examples of exterior moisture sources may be

250. • improper flashing around windows and doors,
251. • improper grading,
252. • flooding,
253. • roof leaks.

254. Examples of interior moisture sources may be

255. • plumbing leaks,
256. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
257. • overflow from tubs, sinks or toilets,
258. • firewood stored indoors,
259. • humidifier use,
260. • inadequate venting of kitchen and bath humidity,
261. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
262. • line-drying laundry indoors,
263. • houseplants—watering them can generate large amounts of moisture.

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

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

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

276. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota
277. Association of REALTORS® web site at www.mnrealtor.com.

278. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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

287. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**
288. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

289. **Q. SELLER'S STATEMENT:**
290. *(To be signed at time of listing.)*
291. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)
292. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or
293. entity in connection with any actual or anticipated sale of the property.

294. Ed Fedder 4-26-12 (Seller) (Date) Amelia Mandle 4/27/12 (Seller) (Date)

295. **R. BUYER'S ACKNOWLEDGEMENT:**
296. *(To be signed at time of purchase agreement.)*
297. I/We, the Buyer(s) of the property, acknowledge receipt of this Seller's Property Disclosure Statement and agree
298. that no representations regarding material facts have been made other than those made above.

299. _____ (Buyer) (Date) _____ (Buyer) (Date)

300. **S. SELLER'S ACKNOWLEDGMENT:**
301. *(To be signed at time of purchase agreement.)*
302. **AS OF THE DATE BELOW**, I/we, the Seller(s) of the property, state that the material facts stated above are the
303. same, **except for changes as indicated below, which have been signed and dated.**

304. _____
305. _____
306. _____
307. _____
308. _____

309. _____ (Seller) (Date) _____ (Seller) (Date)

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

311. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
312. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
313. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

314. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
315. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any
316. other option.

317. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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321. **Exceptions**
322. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to
323. (1) real property that is not residential real property;
324. (2) a gratuitous transfer;
325. (3) a transfer pursuant to a court order;
326. (4) a transfer to a government or governmental agency;
327. (5) a transfer by foreclosure or deed in lieu of foreclosure;
328. (6) a transfer to heirs or devisees of a decedent;
329. (7) a transfer from a cotenant to one or more other cotenants;
330. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
331. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement
332. incidental to that decree;
333. (10) a transfer of newly constructed residential property that has not been inhabited;
334. (11) an option to purchase a unit in a common interest community, until exercised;
335. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect
336. to a declarant under section 515B.1-103, clause (2);
337. (13) a transfer to a tenant who is in possession of the residential real property; or
338. (14) a transfer of special declarant rights under section 515B.3-104.

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

343. **No Duty to Disclose**
344. A. There is no duty to disclose the fact that the property
345. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
346. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
347. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
348. (3) is located in a neighborhood containing any adult family home, community-based residential facility or nursing
349. home.

350. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to register
351. under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner,
352. provides a written notice that information about the predatory offender registry and persons registered with the
353. registry may be obtained by contacting the local law enforcement agency where the property is located or the
354. Department of Corrections.

355. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B
356. for property that is not residential property.

357. D. **Inspections.**
358. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real property
359. if a written report that discloses the information has been prepared by a qualified third party and provided to
360. the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state or local
361. governmental agency, or any person whom Seller or prospective buyer reasonably believes has the expertise
362. necessary to meet the industry standards of practice for the type of inspection or investigation that has been
363. conducted by the third party in order to prepare the written report.
364. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
365. included in a written report under paragraph (i) if a copy of the report is provided to Seller.

366. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

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WELL DISCLOSURE STATEMENT

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1. Date April 25, 2012

2. Page 1 of 2 pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF.

4. Minnesota Statute 103I.235 requires that, before signing an agreement to sell or transfer real property, Seller must
5. disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement
6. is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property,
7. or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In
8. the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

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

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

17. **Instructions for completion of this form are on the reverse side.**

18. **PROPERTY DESCRIPTION:** Street Address: 1125 Peony Ln N

19. Plymouth (City) 55447 (Zip) Hennepin (County)

20. **LEGAL DESCRIPTION:**

21.
22.
23.
24.
25.

26. **WELL DISCLOSURE STATEMENT:**
27. *(Check appropriate box.)*

28. ☐ Seller certifies that Seller does not know of any wells on the above described real property.
29. *(If this option is checked, then skip to the last line and sign and date this Statement.)*

30. ☒ Seller certifies that the following wells are located on the above described real property.

31./32.	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SEALED
33. Well 1		146'	unk	Water Supply (Stroke Cylinder)	☐	☒	☒
34. Well 2					☐	☐	☐
35. Well 3					☐	☐	☐

36. **NOTE:** **See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 89-100. If a well is not in use,**
37. **it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit**
38. **from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance**
39. **permits are not transferable. If a well is operable and properly maintained, a maintenance permit**
40. **is not required.**

41. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

WELL DISCLOSURE STATEMENT

Property located at 1125 Peony Ln N Plymouth 55447.

OTHER WELL INFORMATION:

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

Comments:

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

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

When was the well sealed? 11/19/2002

Who sealed the well? Geothermal Field Systems, Cologne, MN 55322, Ph: (952) 466-5505

Was a Sealed Well Report filed with the Minnesota Department of Health? ☒ Yes ☐ No

MAP: Complete the attached MAP showing the location of each well on the real property.

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.

CERTIFICATION BY SELLER: I certify that the information provided above is accurate and complete to the best of my knowledge.

Seller or Designated Representative) 4/26/12 (Date) (Seller or Designated Representative) 4/27/12 (Date)

BUYER'S ACKNOWLEDGEMENT:

(Buyer) (Date) (Buyer) (Date)

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

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

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

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

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

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

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

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

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

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

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

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

91. **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
92. sealed by a licensed well contractor.

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

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

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

101. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

COLDWELL BANKER
BURNET

SELLER'S PROPERTY DISCLOSURE STATEMENT

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1. Date _____
2. Page 1 of _____ Pages

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

NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60. Effective January 1, 2003 under Minnesota law, sellers of residential property, with limited exceptions, are obligated to disclose to prospective buyers, all material facts pertaining to adverse physical conditions in the property of which the 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 the seller is aware. This disclosure is not a warranty or a guaranty of any kind by the Seller(s) or Licensee(s) representing or assisting any party(s) in the transaction.

INSTRUCTIONS TO THE 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. NO may mean that the seller is unaware that it exists on the property.

INSTRUCTIONS TO THE 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).

Property located at 1125 Peony Lane No.
City of Plymouth County of Hennepin State of Minnesota

A. GENERAL INFORMATION:

(1) When did you Purchase/Build the home? January 2000

(2) Type of title Evidence. Abstract ☒ Registered (Torrens) ☐
Location of Abstract: _____
To your knowledge, is there an existing Owner's Title Insurance policy? Yes ☐ No ☒

(3) Have you occupied this home continuously for the past 12 months? Yes ☒ No ☐
If no, explain: _____

(4) Is the home suitable for year round use? Yes ☒ No ☐

(5) To your knowledge, is the property located in a designated flood plain? Yes ☐ No ☒

(6) Are you in possession of prior seller's disclosure statement(s)? (If yes, please attach) Yes ☐ No ☒

(7) Is the property located on a public or a private road? Public ☒ Private ☐

Are you aware of any:

(8) Encroachments? Yes ☐ No ☒

(9) Association, Covenants, Reservations or Restrictions that affect or may affect the use or future resale of the property? Yes ☐ No ☒

(10) Easements, other than utility or drainage easements? Yes ☐ No ☒

(11) Comments: _____

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

(1) Has there been any damage by wind, fire, flood, hail or other cause(s)? Yes ☐ No ☒
If yes, give details of what happened and when: _____

(2) Has the structure(s) been altered? (i.e. additions, altered roof lines, changes to load bearing walls.) Yes ☐ No ☒
If yes, please specify what was done, when and by whom (owner or contractor): _____

(3) Has there been any damage to flooring or floor covering? Yes ☐ No ☒
If yes, give details of what happened and when: _____

(4) Are you aware of any Insect/Animal/Pest infestation? Yes ☒ No ☐

(5) Do you have or have you previously had any pets? Yes ☐ No ☒ If yes, indicate type _____ and number _____

(6) Comments: #4 = In Spring a few ants may appear in basement / I put Repellant around outside of foundation.

C. STRUCTURAL SYSTEMS: To your knowledge, have any of the following conditions previously existed or do they currently exist?
(ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUT-BUILDINGS.)

(1) THE BASEMENT, CRAWLSPACE, SLAB → Hairline cracks

(a) Cracked floor/walls	Yes ☒	No ☐	(e) Leakage/seepage	Yes ☒	No ☐
(b) Drain tile problem	Yes ☐	No ☒	(f) Sewer backup	Yes ☐	No ☒
(c) Flooding	Yes ☐	No ☒	(g) Wet floors/walls	Yes ☒	No ☐
(d) Foundation problem	Yes ☐	No ☒	(h) Other	Yes ☐	No ☐

Give details to any questions answered "yes." Landscaped around house in 2001, have had no water problems since. Recommend use of Dehumid In Basement During Summer months

(2) THE ROOF: To your knowledge:

(a) What is the age of the roofing material? (New Roof 1999) 3 Years Tear off

(b) Has there been any interior or exterior damage? Yes ☐ No ☒

(c) Has there been interior damage from ice build-up? Yes ☐ No ☒

(d) Has there been any leakage? Yes ☐ No ☒

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

The Roof gets ICE DAM

Give details to any question answered "yes." I prevent problems by occasionally cleaning snow off roof & regularly cleaning ice out of valleys during the winter.

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

COLDWELL BANKER BURNET

SELLER'S PROPERTY DISCLOSURE STATEMENT

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

69. Property located at 1125 Peony Lane No., Plymouth, MN. 55447

70. **D. PRIVATE SEWER SYSTEM DISCLOSURE:** (A Private Sewer System Disclosure is required by Minn. Statutes 115.55)
71. *Check appropriate box*
72. ☒ The seller does not know of a private sewer system on or serving the above described real property.
73. ☐ There is a private sewer system on or serving the above described real property. See Private Sewer System Disclosure.
74. ☐ There is an abandoned private sewer system on the above described real property. See Private Sewer System Disclosure.

75. **E. PRIVATE WELL DISCLOSURE:** (A Well Disclosure Statement and Certificate are required by Minn. Statutes 103I.235)
76. *Check appropriate box*
77. ☐ The seller certifies that the seller does not know of any wells on the above described real property.
78. ☒ The seller certifies there are one or more wells located on the above described real property. See Well Disclosure Statement.
79. Are there any wells serving the above described property that are not located on the property? Yes ☐ No ☒
80. Date well water last tested for contaminants: _____ Test results attached? Yes ☐ No ☐
81. Comments: _____
82. To your knowledge, is this property in a Special Well Construction Area? Yes ☐ No ☐
83. Contaminated Well: Is there a well on or serving the property containing contaminated water? Yes ☐ No ☐

84. **F. VALUATION EXCLUSION DISCLOSURE** (Required by Minn. Statute 273.11, Subd. 16) *Check appropriate box.*
85. There IS ☐ / IS NOT ☒ an exclusion from market value for home improvements on this property. Any valuation exclusion will
86. terminate upon sale of the property, and the property's estimated market value for property tax purposes will increase. If a
87. valuation exclusion exists, buyers are encouraged to look into the resulting tax consequences.
88. Additional comments _____

89. **G. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:**
90. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise
91. noted in comments below. Personal property is included in the sale ONLY IF specifically referenced in the Purchase Agreement.
92. **Cross out only those items not physically located on the property.**

	In Working Order Yes	No		In Working Order Yes	No		In Working Order Yes	No
Air Conditioning	☒	☐	Heating System (Central)	☒	☐	TV Antenna System	☐	☒
Central ☒ Wall ☐ Window ☐			Heating System (Supplemental)	☐	☐	TV Cable System	☒	☐
Ceiling Fan	☒	☐	Incinerator	☐	☐	TV Satellite Dish	☐	☒
Dishwasher	☒	☐	Intercom	☐	☐	Rented ☐ Owned ☐		
Door Bell	☐	☐	Lawn Sprinkler System	☐	☐	TV Satellite Receiver	☐	☒
Drain Tile System	☐	☐	Microwave	☒	☐	Rented ☐ Owned ☐		
Dryer	☒	☐	Plumbing	☒	☐	Washer	☒	☐
Electrical System	☒	☐	Pool and Equipment	☐	☐	Water Heater	☒	☐
Exhaust System	☒	☐	Range/Oven	☒	☐	Water Treatment System	☒	☐
Fire Sprinkler system	☐	☐	Range Hood	☐	☐	Rented ☐ Owned ☒		
Fireplace	☒	☐	Refrigerator	☒	☐	Windows	☒	☐
Fireplace Mechanisms	☒	☐	Security System	☐	☐	Window Treatments	☐	☒
Furnace Humidifier	☐	☐	Rented ☐ Owned ☐			Woodburning Stove	☐	☐
Freezer	☐	☐	Smoke Detectors (Battery)	☒	☐	Other Upstairs Skylights		
Garage Door Opener (GDO)	☒	☐	Smoke Detectors (Hardwire)	☐	☐	Other Shades need repair		
GDO Auto reverse	☒	☐	Solar Collectors	☐	☐	Other		
GDO Remote	☒	☐	Sump Pump	☐	☐	Other Kitchen Sliding Do		
Garbage Disposal	☐	☐	Toilet Mechanisms	☒	☐	Other Blind has to be		
			Trash Compactor	☐	☐	Other Opened, closed & manual		

114. Comments #105/106 Fireplace works as far as I know. I have never
115. used it. #109 - In subzero weather garage door opener acts.
116. _____

117. **H. ENVIRONMENTAL CONCERNS:** Are you aware of any of the following on the property:

Asbestos?	Yes ☐	No ☒	Hazardous Wastes?	Yes ☐	No ☒	Soil Problems?	Yes ☐	No ☒
Diseased Trees?	Yes ☐	No ☒	Lead? (paint, plumbing, etc.)	Yes ☐	No ☒	Underground Storage Tanks?	Yes ☐	No ☒
Formaldehyde?	Yes ☐	No ☒	Mold?	Yes ☐	No ☒	Other?	Yes ☐	No ☐
Hazardous Substances?	Yes ☐	No ☒	Radon?	Yes ☐	No ☒			

122. Give details to any question answered "yes". _____
123. _____
124. _____
125. _____

126. **I. OTHER DEFECTS:**
127. Are you aware of any other defects in or on the property? If yes, explain below: Yes ☐ No ☐
128. _____
129. _____

130. **J. ADDITIONAL COMMENTS:**
131. _____
132. _____
133. _____
134. _____
135. _____

136. **ORIGINAL COPY TO LISTING BROKER: COPIES TO SELLER, BUYER, SELLING BROKER**

COLDWELL BANKER BURNET

SELLER'S PROPERTY DISCLOSURE STATEMENT

138. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION**

139. Information regarding the predatory offender registry and persons registered with the predatory offender registry under Minnes
140. Statutes, section 243.166, may be obtained by contacting the local law enforcement offices in the community where the proper
141. located, or the Minnesota Department of Corrections at (651) 642-0200, or from the Department of Corrections web si
142. www.corr.state.mn.us.

143. **WATER INTRUSION AND MOLD GROWTH**

144. Recent studies have shown that various forms of water intrusion affect many homes. Water intrusion may occur from eithe
145. exterior moisture entering the home and/or interior moisture leaving the home.

146. Examples of exterior moisture sources may be:
147. • Improper Flashing around windows and doors
148. • Improper Grading
149. • Flooding
150. • Roof Leaks

151. Examples of interior moisture sources may be:
152. • Plumbing Leaks
153. • Condensation (caused by indoor humidity that is too high or surfaces that are too cold)
154. • Overflow from tubs, sinks or toilets
155. • Firewood stored indoors
156. • Humidifier use
157. • Inadequate venting of kitchen and bath humidity
158. • Improper venting of clothes dryer exhaust outdoors (including electrical dryers)
159. • Line drying laundry indoors
160. • Houseplants - watering them can generate large amounts of moisture

161. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result in the grow
162. of mold, mildew and other fungi. Mold growth may also cause structural damage to the property. Therefore, it is very importan
163. detect and remediate water intrusion problems.

164. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans. Howev
165. molds have the ability to produce mycotoxins that may have a potential to cause serious health problems, particularly in sor
166. immunocompromised individuals and people who have asthma or allergies to mold.

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

171. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota Association
172. REALTORS® website at www.mnrealtor.com.

173. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**
174. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.**

175. K. **SELLER'S STATEMENT**: *(To be signed at time of listing)*
176. The Seller(s) hereby states the condition of the property to be as stated above and authorizes any Licensee(s) representing or assist
177. any party(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipat
178. sale of the property.

179. (Seller) 4-10-03 (Date) (Seller) (Date)

180. L. **BUYER'S ACKNOWLEDGMENT**: *(To be signed at time of purchase agreement)*
181. I/We, the Buyer(s) of the property acknowledge receipt of the Seller's Property Disclosure Statement and agree that
182. representations regarding the condition of the property have been made other than those made above.

183. (Buyer) 4-29-03 (Date) (Buyer) (Date)

184. M. **SELLER'S ACKNOWLEDGMENT**: *(To be signed at time of purchase agreement)*
185. **AS OF THE DATE BELOW**, I/We, the Seller(s) of the property, state that the condition of the property is the same, excep
186. **changes as indicated above which have been initialed and dated.**

187. (Seller) 4-29-03 (Date) (Seller) (Date)

188. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER**

COLDWELL BANKER BURNET

WELL DISCLOSURE STATEMENT

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1. Date _____
2. Page 1 of Pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF

4. Minnesota Statutes Sec. 103I.235 requires that before signing an agreement to sell or transfer real property, the Seller
5. must disclose information in writing to the Buyer about the status and location of all known wells on the property. This
6. requirement is satisfied by delivering to the Buyer either a statement by the Seller that the Seller does not know of any
7. wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the
8. location of each well. In the disclosure statement the Seller must indicate, for each well, whether the well is in use, not
9. in use or sealed.

10. Unless the Buyer and Seller agree to the contrary, in writing, before the closing of the sale, a Seller who fails to disclose
11. 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
12. status of the well, is liable to the Buyer for costs relating to sealing of the well and reasonable attorney fees for
13. collection of costs from the Seller, if the action is commenced within six years after the date the Buyer closed the
14. 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
16. unit(s) of government, state agency, or qualified professional which regulates wells for further information about these
17. issues.

18. **Instructions for completion of this form are on the reverse side.**

19. **PROPERTY DESCRIPTION**

20. Street address: 1125 Peony Lane, Plymouth (City) 55447 (Zip) Hennepin (County)

21. **LEGAL DESCRIPTION**

22. Fricks Garden Tracts 2nd Addn Lot 001 Blk 003
23. S. 168 Ft. of Lot 1
24. _____

25. **WELL DISCLOSURE STATEMENT**
26. *(CHECK THE APPROPRIATE BOX.)*
27. ☐ The Seller certifies that the Seller does not know of any wells on the above described real property.
28. *(If this option is checked, then skip to the last line and sign and date this statement.)*
29. ☒ The Seller certifies that the following wells are located on the above described real property.

30. / 31.	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SEALED
32. Well 1		146	?	Stroke + Cylinder	☐	☐	☒
33. Well 2					☐	☐	☐
34. Well 3					☐	☐	☐

35. **NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 82-91. If a well is not in**
36. **use, it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from the**
37. **Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not transferable. If a**
38. **well is operable and properly maintained, a maintenance permit is not required.**

39. **SEALED WELL INFORMATION**
40. For each well designated as sealed above, complete this section.
41. When was the well sealed? 11-19-02
42. Who sealed the well? Mineral Services Plus LLC. Lic # 10622
43. Was a Sealed Well Report filed with the Minnesota Department of Health? Yes X No _____ Unknown _____

44. **MAP**
45. **Complete the attached MAP showing the location of each well on the real property.**

46. This disclosure is not a warranty of any kind by the Seller(s) or any Agent(s) representing any Party(s) in this
47. transaction, and is not a substitute for any inspections or warranties the Party(s) may wish to obtain.

48. **CERTIFICATION BY SELLER**
49. **I certify that the information provided above is accurate and complete to the best of my knowledge.**

50. [signature] 4-10-03 (Seller or Designated Representative) (Date) _____ (Seller or Designated Representative) (Date)

51. **BUYER'S ACKNOWLEDGMENT**

52. [signature] 4-29-03 (Buyer) (Date) _____ (Buyer) (Date)

53. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER**

MN-WDS-1 (9/00)

CBR 1027 (9/00)