

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

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?			✓
2. Any easements, other than normal utility easements?		✓	
3. Any encroachments?			✓
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		✓	
5. Any lot-line disputes?	see back page about N-fence		
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?	✓	Street to be replaced summer of 2024	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		↑	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		✓	
9. Any private transfer fee obligation upon sale?		✓	

Section C - Title Conditions	YES	NO	Do Not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?		✓	
11. Is there a common wall or walls?		✓	
b. Is there a party wall agreement?		✓	
12. Any lawsuits regarding this property during the ownership of the seller?		✓	
13. Any notices from any governmental or quasi-governmental agency affecting the real property?		✓	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		✓	
15. Any deed restrictions or other restrictions of record affecting the real property?		✓	
16. Any unsatisfied judgments against the seller?		✓	
17. Any dispute regarding a right of access to the real property?		✓	
18. Any other title conditions which might affect the real property?			✓

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system?	✓		
b. Is the system operational?	✓		
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?		✓	
b. Is the system operational?		N/A	
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?		N/A	
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?	✓		
b. Is the system operational?	✓		
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?		✓	
b. Is the system operational?		N/A	
6. a. Are the dwelling(s) and the improvements connected to a septic system?		✓	
b. Is the system operational?		N/A	
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?	✓		

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain?			✓
b. Is the real property in a floodway?			✓
9. Is trash removal service provided to the real property? If so, are the trash services _____ public _____ private	✓		
10. Have the structures been mitigated for radon? If yes, when? ____/____/____		✓	
11. Is the property connected to a natural gas system?	✓		
12. Has a pet lived on the property? Type(s) <u>LAST Pet in Rental</u> <u>2023</u>	✓		
13. Are there any diseased or dead trees, or shrubs on the real property?			✓
14. Are there any flooding, drainage, or grading problems in connection to the real property?			✓
15. a. Have you made any insurance or manufacturer claims with regard to the real property?		✓	
b. Were all repairs related to the above claims completed?		N/A	
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?	✓		

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
1. Servicing of air conditioner					✓
2. Cleaning of fireplace, including chimney			✓		
3. Servicing of furnace <u>Annually</u>		✓			
4. Professional inspection of furnace A/C (HVAC) System			✓		
5. Servicing of septic system					✓

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
6. Cleaning of wood-burning stove, including chimney					✓
7. Treatment for wood-destroying insects or rodents			✓		
8. Tested well water					✓
9. Serviced / treated well water					✓

* Seller's Initials GTH/meh Property Address 308 N. Spruce St. Buyer's Initials _____
Gordon, NE. 69343