

**SELLER'S PROPERTY  
DISCLOSURE STATEMENT**

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- 1. Date 5-9-08
- 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 12053 CANNON CITY BLVD.  
22. City of NORTHFIELD, County of RICE, State of Minnesota.

**23. A. GENERAL INFORMATION:**

- 24. (1) When did you  Acquire  Build the home? 1995  
(Check one)
- 25. (2) Type of title evidence:  Abstract  Registered (Torrens)
- 26. Location of Abstract: PERSONAL SAFE
- 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: MOVED OUT IN JUNE '07
- 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  NA  No
- 33. (7) Is the property located on a public or a private road?  Public  Private
- 34. Are you aware of any
- 35. (8) encroachments?  Yes  No
- 36. (9) association, covenants, historical registry, reservations or restrictions that affect or
- 37. may affect the use or future resale of the property?  Yes  No
- 38. (10) easements, other than utility or drainage easements?  Yes  No
- 39. (11) Comments: CRP DESIGNATION THROUGH SEPT '08; DRIVEWAY IS AN BASEMENT
- 40.

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

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

80. Property located at 12053 CANNON CITY BLVD, NPLD, MN 55057

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

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

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

- |                             |   |                      |   |
|-----------------------------|---|----------------------|---|
| 85. (a) cracked floor/walls | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (e) leakage/seepage  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 86. (b) drain tile problem  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (f) sewer backup     | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 87. (c) flooding            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (g) wet floors/walls | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 88. (d) foundation problem  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (h) other            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

90. IN THE 90'S WE HAD A 7" RAIN AND THE BASEMENT WAS COMPLETELY DRY.

91. \_\_\_\_\_  
92. \_\_\_\_\_  
93. \_\_\_\_\_  
94. \_\_\_\_\_  
95. \_\_\_\_\_  
96. \_\_\_\_\_  
97. \_\_\_\_\_  
98. \_\_\_\_\_

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

- |  |   |
|--|---|
| 100. (a) what is the age of the roofing material? <u>13</u> years      |   |
| 101. (b) has there been any interior or exterior damage?               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 102. (c) has there been interior damage from ice buildup?              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 103. (d) has there been any leakage?                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 104. (e) have there been any repairs or replacements made to the roof? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

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

106. SEE LINES #45-50

107. \_\_\_\_\_  
108. \_\_\_\_\_  
109. \_\_\_\_\_  
110. \_\_\_\_\_  
111. \_\_\_\_\_  
112. \_\_\_\_\_  
113. \_\_\_\_\_  
114. \_\_\_\_\_

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

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

159. Property located at 12053 CANNON CITY BLVD, NEED, MN 55057

160. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)

161. (Check appropriate box.)

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

163.  Seller certifies there are one or more wells located on the above-described real property.

164. (See Well Disclosure Statement.)

165. Are there any wells serving the above-described property that are not located on the property?  Yes  No

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

167. **G. PROPERTY TAX TREATMENT:**

168. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)

169. (Check appropriate box.)

170. There  IS  IS NOT an exclusion from market value for home improvements on this property. Any  
(Check one.)

171. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for  
172. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the  
173. resulting tax consequences.

174. Additional comments: \_\_\_\_\_

175. **Preferential Property Tax Treatment**

176. Is the property subject to any preferential property tax status or any other credits affecting the property which  
177. would terminate upon the sale of the property?  Yes  No

178. (e.g., Disability, Green Acres, CRP, RIM)

179. If "Yes," please explain: CRP ENDS SEPT. 08

180. \_\_\_\_\_

181. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

184.  Seller is aware that methamphetamine production has occurred on the property.

185. (See Methamphetamine Production Disclosure Statement.)

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

191. **J. CEMETERY ACT:**

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

195. To your knowledge, are you aware of any human remains, burials or cemeteries located  
196. on the property?  Yes  No

197. If "Yes," please explain: \_\_\_\_\_

198. \_\_\_\_\_

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

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

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

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

245. Examples of exterior moisture sources may be

- 246. • improper flashing around windows and doors,
- 247. • improper grading,
- 248. • flooding,
- 249. • roof leaks.

250. Examples of interior moisture sources may be

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

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

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

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

272. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota  
273. Association of REALTORS® web site at [www.mnrealtor.com](http://www.mnrealtor.com).

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

MN: SPOS-7 (8/07)

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

**316. Exceptions**

317. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

- 318. (1) real property that is not residential real property;
- 319. (2) a gratuitous transfer;
- 320. (3) a transfer pursuant to a court order;
- 321. (4) a transfer to a government or governmental agency;
- 322. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 323. (6) a transfer to heirs or devisees of a decedent;
- 324. (7) a transfer from a cotenant to one or more other cotenants;
- 325. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
- 326. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 327. (10) a transfer of newly constructed residential property that has not been inhabited;
- 328. (11) an option to purchase a unit in a common interest community, until exercised;
- 329. (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);
- 330. (13) a transfer to a tenant who is in possession of the residential real property; or
- 331. (14) a transfer of special declarant rights under section 515B.3-104.

**334. Waiver**

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

**338. No Duty to Disclose**

- 339. A. There is no duty to disclose the fact that the property
  - 340. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
  - 341. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
  - 342. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
  - 343. (3) is located in a neighborhood containing any adult family home, community-based residential facility or
  - 344. nursing home.
- 345. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to register  
346. under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner,  
347. provides a written notice that information about the predatory offender registry and persons registered with the  
348. registry may be obtained by contacting the local law enforcement agency where the property is located or the  
349. Department of Corrections.
- 350. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B  
351. for property that is not residential property.

**352. D. Inspections.**

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

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

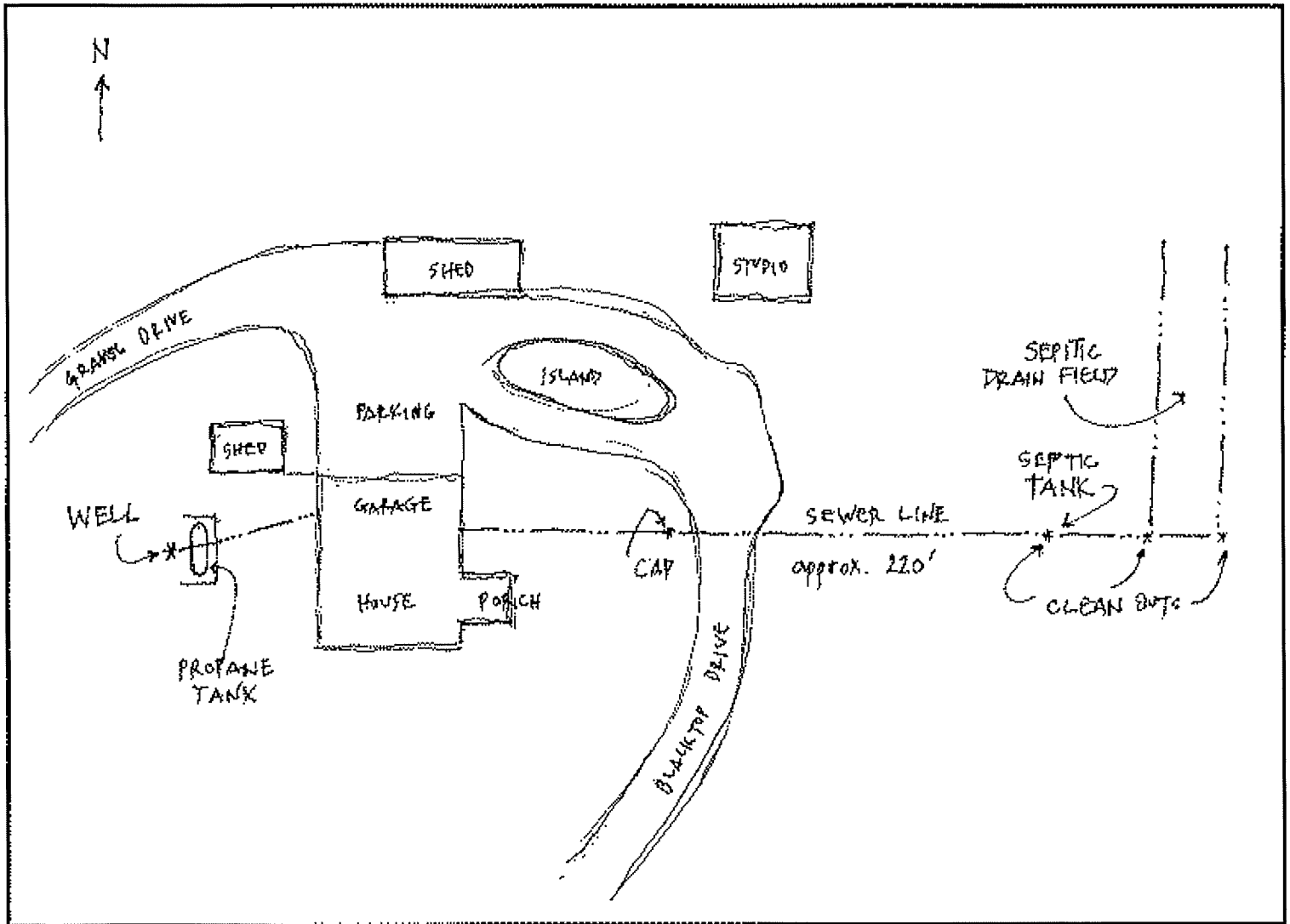
44. Property located at 12053 CANNON CITY BLVD, NFD, MN 55057
45. Is the private sewer system(s) in compliance with applicable sewage treatment system laws and rules?  
46.  Yes  No
47. When was the private sewer system installed? 1995
48. Installer Name/Phone LON LITTLE
49. Where is tank located? ≈ 150' EAST OF DRIVEWAY (SEE MAP)
50. What is tank size? 1000 GAL.
51. When was tank last pumped? NOT SURE... 2006?
52. How often is tank pumped? EVERY OTHER YEAR
53. Where is the drain field located? (SEE MAP)
54. What is the drain field size? ?
55. Describe work performed to the private system since you have owned the Property. NA
56. \_\_\_\_\_
57. \_\_\_\_\_
58. Date work performed/by whom: NA
59. \_\_\_\_\_
60. Is private sewer system entirely within Property boundary lines, including set back requirements? YES
61. Is the system shared? NO How many units on system? 1 Annual Fee? NA
62. Comments: \_\_\_\_\_
63. \_\_\_\_\_
64. On this Property: \_\_\_\_\_
65. \_\_\_\_\_
66. Approximate number of:
67. people using the private sewer system 3-5
68. showers/baths taken per week 20-35
69. wash loads per week 3-5
70. Distance between well and private sewer system? ≈ 275' - 300'
71. Have you received any notices from any government agencies relating to the private sewer system?
72. (If "Yes", see attached notice.)  Yes  No
73. Are there any known defects in the private sewer system?  Yes  No
74. If "Yes", please explain: \_\_\_\_\_
75. \_\_\_\_\_
76. \_\_\_\_\_
77. \_\_\_\_\_
78. \_\_\_\_\_

### LOCATION MAP

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1. Page 1 of 1 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.  PRIVATE SEWER SYSTEM  WELL  METHAMPHETAMINE PRODUCTION AREA  
*(check all that apply.)*
4. Include approximate distances from fixed reference points such as streets, buildings and landmarks.
5. Property located at 17053 CANNON CITY BLVD, NEPLD, MN 55057
6. \_\_\_\_\_
7. \_\_\_\_\_



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. (Seller and Buyer initial):

Winfan 5-1-08 (Seller) (Date) \_\_\_\_\_ (Buyer) (Date)  
[Signature] 5/1/08 (Seller) (Date) \_\_\_\_\_ (Buyer) (Date)

11. MN:LM (8/06) ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER

43. Property located at 12053 CANNON CITY BLVD, NORTHFIELD, MN 55057

44. **OTHER WELL INFORMATION:**

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

46. Comments: WELL IS HIGH IN IRON WHICH IS DEALT WITH BY THE "WATER BOSS" SYSTEM

47. \_\_\_\_\_

48. \_\_\_\_\_

49. \_\_\_\_\_

50. \_\_\_\_\_

51. \_\_\_\_\_

52. \_\_\_\_\_

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

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

55. When was the well sealed? NA



56. Who sealed the well? \_\_\_\_\_

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

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

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

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

63.  5-9-08   5/10/08  
(Seller or Designated Representative) (Date) (Seller or Designated Representative) (Date)

64. **BUYER'S ACKNOWLEDGEMENT:**

65. \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

66. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**  
MN-WDS-2 (8/07)



RE/MAX

RESULTS

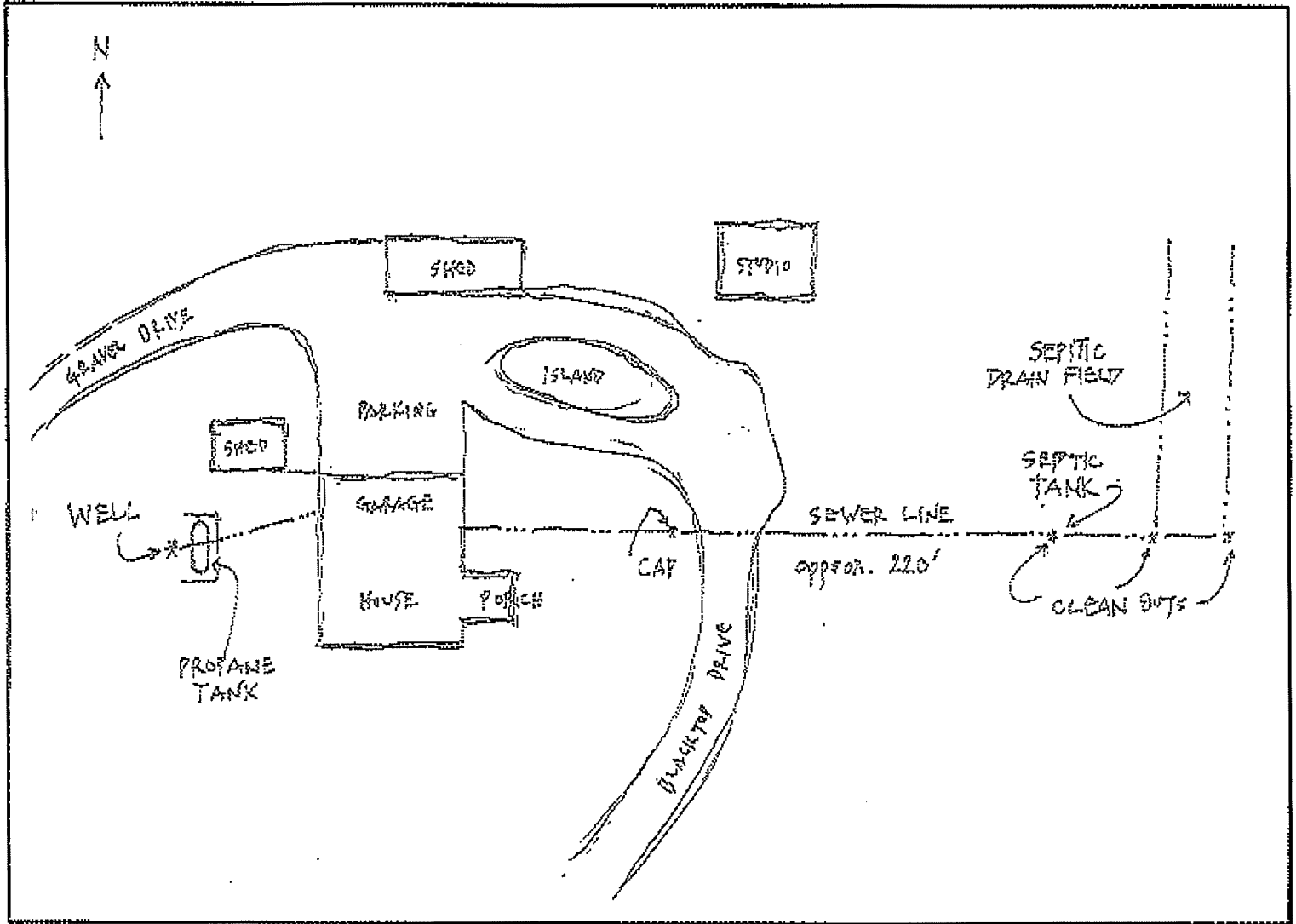
www.minnesotahomes.com

LOCATION MAP

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1. Page 1 of 1 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
- 3. following on the Property,  PRIVATE SEWER SYSTEM  WELL  METHAMPHETAMINE PRODUCTION AREA  
(check all that apply.)
- 4. Include approximate distances from fixed reference points such as streets, buildings and landmarks.
- 5. Property located at 12053 CANNON CITY BLVD, NECD, MN 55057
- 6.
- 7.



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. (Seller and Buyer initial):  
 [Signature] 5-9-08 (Seller) (Date) [Signature] (Buyer) (Date)  
 [Signature] 5/10/08 (Seller) (Date) [Signature] (Buyer) (Date)

11. MN:LM (8/06) ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER

40. Property located at 12053 CANNON CITY BLVD, NFLD, MN 55057

41. C. If Seller is aware that methamphetamine production has occurred on the Property and no order was issued  
42. against the Property, the Seller makes the following representation regarding the status of removal and  
43. remediation of contaminants on the Property.  
44. (Check one.)

45.  The Property has been remediated according to the Department of Health Guidelines. Attached is a copy  
46. of the contractor's verification that the work was completed according to the Department of Health  
47. Guidelines; or

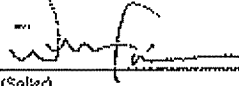
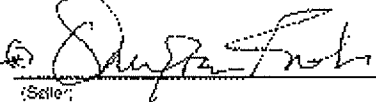
48.  Other (explain): \_\_\_\_\_  
49. \_\_\_\_\_

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

52. **SELLER'S STATEMENT:**

53. (To be signed at time of listing.)

54. Seller(s) hereby states that the representations as stated above are true and accurate and authorizes any licensee(s)  
55. representing or assisting any party(ies) in this transaction to provide a copy of this Statement to any person or entity  
56. in connection with any actual or anticipated sale of the Property.

57.  5-9-08  5-10-08  
(Seller) (Date) (Seller) (Date)

58. **BUYER'S ACKNOWLEDGEMENT:**

59. (To be signed at time of purchase agreement.)

60. I/We, the Buyer(s) of the Property, acknowledge receipt of this Statement and agree that no representations regarding  
61. methamphetamine production on the Property have been made other than those made above.

62. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

63. **SELLER'S ACKNOWLEDGMENT:**

64. (To be signed at time of purchase agreement.)

65. **AS OF THE DATE BELOW, I/we, the Seller(s) of the Property, state that the representations stated above are the**  
66. **same, except for changes as indicated below.**

67. \_\_\_\_\_  
68. \_\_\_\_\_  
69. \_\_\_\_\_  
70. \_\_\_\_\_  
71. \_\_\_\_\_  
72. \_\_\_\_\_

73. \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

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