

Personal Property Bill of Sale

In consideration of \$1.00 cash to be paid at the closing, the

Buyer(s) _____ agree to purchase from the Seller(s) Russell & Michelle Langenbau and the Seller(s) agree to convey to Buyer(s) the personal property itemized below. This agreement is null and void if the Buyer(s) and Seller(s) do not close on the purchase of the real property located at: 400 S Hwy 273, Kennebec, SD 57544

Any personal property marked with an "X" below shall be included and to be in operating condition at the time of closing unless otherwise noted in the Seller's Property Condition Disclosure Statement. Seller(s) warrants that all personal property included shall be free of liens at the time of closing.

Personal Property Includes:

Dishwasher(s) _____
Refrigerator(s) X
Oven/Range Electric(s) X
Oven/Range Gas(s) _____
Microwave w/Hood(s) X
Stove Hood(s) _____
Disposal(s) _____
Trash Compactor(s) _____
Freezer _____
Washer X
Dryer X
Central Vacuum & Accessories _____
Sump Pump(s) _____
Intercom _____
Water Purifier _____
If Leased-from _____
Water Softener _____
If Leased-from _____
Mirror(s) X
Ceiling Fan(s) X
Light Fixtures as Attached X
Window Treatments _____
Curtains X
Rods X
Blinds X
Shades X
Smoke Detector(s) X

TV Mount(s) _____
Satellite Dish from _____
Surround Sound _____
Component(s) _____
Speaker(s) _____
Accessories _____
Security System Components and Accessories _____
Garage Door Opener(s) X
Garage Door Remote(s) X
Garage Door Keypad(s) _____
Garage Heater(s) X
Shelving in Garage X
Workbench X
Basketball Hoop _____
Invisible Fence _____
Collar(s) _____
Control(s) _____
Kennel _____
Propane Tank X
If Leased-from _____
Storage Shed(s) X
Yard Play Set _____
Spa/Hot Tub _____
Window A/C Unit(s) _____
Other _____

In addition to the personal property marked above, all heating, air-conditioning, plumbing, water heater, and electric and electrical systems are to be in operating condition at the time of closing unless otherwise noted in the Seller's Property Condition Disclosure Statement. All permanently installed fixtures and fittings that are attached to the property are included in the purchase price including but not

limited to lights, light bulbs, plumbing and heating fixtures, built-in appliances, awnings, screen shutters, attached floor coverings, air conditioners, mailboxes, trees and shrubs, unless otherwise disclosed in writing. If any personal property is included, it shall be free of liens and without warranty of condition. All personal property, including refuse not included in the purchase price, shall be removed by Seller prior to closing.

BUYER _____ DATE _____

BUYER _____ Date: _____

SELLER *[Signature]* Date: 12/4/2024

SELLER *Michelle Langenbrun* Date: 12/4/24

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) see MR Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) see MR Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---------------------------------|--------------------------|-------------------------------------|------------------------|
| <u>[Signature]</u> Seller | <u>12/4/2024</u> Date | <u>Michelle Gengenbau</u> Seller | <u>12-4-24</u> Date |
| <u>[Signature]</u> Purchaser | <u>12-4-24</u> Date | _____ Purchaser | _____ Date |
| <u>[Signature]</u> Agent | <u>12-4-24</u> Date | _____ Agent | _____ Date |

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT RESIDENTIAL-SDCL 43-4-44

Seller(s) **Russell & Michelle Langenbau**

Property Address: **400 S Hwy 273, Kennebec, SD 57544**

Property Legal Description: **Lot F-3 & Lot 2 of Outlet D of Gilman's Subdv'n in 17-105-75 Outlet, Lyman County, South Dakota**

This Disclosure Statement concerns the real property identified above and offered for sale. This disclosure is required by law to be completed by sellers of real property and given to potential buyers. This form can have important legal consequences. If you do not understand this form, you should seek advice from a competent source.

Seller states that the information contained in this disclosure fully reflects the Seller's knowledge of the matters disclosed as of the date affixed to the form. If any material fact changes prior to closing, the seller MUST disclose that change in a written amendment to this disclosure statement and give the same to the buyer.

This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party may wish to obtain.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? July / 2010
Month Year

| | LOT OR TITLE INFORMATION | Yes | No | Do Not Know | N/A | Comments |
|----|--|-----|----|-------------|-----|----------|
| 2. | Are there any recorded liens or financial instruments against the property, other than a first mortgage? | | X | | | |
| 3. | Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? | | X | | | |

Sellers:  /  Buyers: _____ / _____

| | LOT OR TITLE INFORMATION | Yes | No | Do Not Know | N/A | Comments |
|-----|---|-----|----|-------------|-----|------------------------|
| 4. | Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? | | X | | | |
| 5. | Are there any problems related to establishing the lot lines/boundaries? | | X | | | |
| 6. | Do you have a location survey in your possession or a copy of the recorded plat? | | X | | | If yes, attach a copy. |
| 7. | Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? | | X | | | |
| 8. | Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? | | X | | | If yes, attach a copy. |
| 9. | Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property? | | X | | | |
| 10. | Is the property currently occupied by the owner? | X | | | | |
| 11. | Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39? | | X | | | |
| 12. | Is the property currently part of a property tax freeze for any reason? | | X | | | |
| 13. | Is the property leased? | | X | | | |

Sellers: MB / pu Buyers: _____ / _____

| | LOT OR TITLE INFORMATION | Yes | No | Do Not Know | N/A | Comments |
|-----|--|-----|----|-------------|-----|---|
| 14. | If leased, does the property use comply with applicable local ordinances? | | | | X | |
| 15. | Does this property or any portion of this property receive rent? | | X | | | If yes, how much \$ and how often |
| 16. | Do you pay any mandatory fees or special assessments to a homeowners' or condominium association? | | X | | | If yes, what are the fees or assessments? \$ per (i.e. annually, semi-annually, monthly) Payable to whom: For what purpose: |
| 17. | Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours? | | X | | | |
| 18. | Is the property located in a flood plain? | X | | | | |
| 19. | Are federally protected wetlands located upon any part of the property? | | X | | | |
| 20. | Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property? | | X | | | If yes, what are the fees or charges? \$ per (i.e. annually, semi-annually, monthly) |

Additional Comments _____

Sellers: MSJ / RL Buyers: _____ / _____

II. STRUCTURAL INFORMATION

| | STRUCTURAL INFORMATION | Yes | No | Do Not Know | N/A | Comments |
|-----|--|-----|----|-------------|-----|----------------------------------|
| 1. | Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space? | X | | | | 2019 Flood |
| 2. | Have any water damage related repairs been made? | X | | | | |
| 3. | Are there any unrepaired water-related damages that remain? | | X | | | |
| 4. | Are you aware if drain tile is installed on the property? | | | | X | |
| 5. | Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? | X | | | | |
| 6. | Type of roof covering: | | | | | Steel |
| 7. | Are you aware of any roof leakage, past or present? | | X | | | |
| 8. | Is there any existing unrepaired damage to the roof? | | X | | | |
| 9. | Are you aware of insulation in ceiling/attic? | X | | | | |
| 10. | Are you aware of insulation in walls? | X | | | | |
| 11. | Are you aware of insulation in the floors? | X | | | | |
| 12. | Are you aware of any pest infestation or damage, either past or present? | | X | | | |
| 13. | Are you aware of the property having been treated or repaired for any pest infestation or damage? | | X | | | If yes, who treated it and when? |
| 14. | Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit? | | X | | | |
| 15. | Was a permit obtained for work performed upon the property? | | | | X | |
| 16. | Was the work approved by an inspector as required by local or state ordinance? | X | | | | |

Sellers: MR / KU Buyers: _____ / _____

| | STRUCTURAL INFORMATION | Yes | No | Do Not Know | N/A | Comments |
|-----|---|-----|----|-------------|-----|----------|
| 17. | Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)? | X | | | | |
| 18. | Have any insurance claims been made for damage to the property? | X | | | | |
| 19. | Was an insurance payment received for damage to the property? | X | | | | |
| 20. | Has the damage to the property been repaired? | X | | | | |
| 21. | Are there any unrepaired damages to the property from the insurance claim? | | X | | | |
| 22. | Are you aware of any problems with sewer blockage or backup, past or present? | | X | | | |
| 23. | Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? | | X | | | |

Additional Comments _____

Sellers: MR / RL Buyers: _____ / _____

III.SYSTEMS/UTILITIES INFORMATION

| | SYSTEMS/UTILITIES INFORMATION | Working | Not Working | None | Not Included | Comments |
|-----|---|---------|-------------|------|--------------|---------------------------------|
| 1. | Air Conditioning System | X | | | | Age of System, if known: N/A |
| 2. | Air Exchanger | | | X | | |
| 3. | Air Purifier | | | X | | |
| 4. | Attic Fan | | | X | | |
| 5. | Bathroom Whirlpool and Controls | | | X | | |
| 6. | Burglar Alarm & Security System | | | X | | |
| 7. | Ceiling Fan | X | | | | |
| 8. | Central Air - Electric | X | | | | |
| 9. | Central Air – Water Cooled | | | X | | |
| 10. | Cistern | | | X | | |
| 11. | Dishwasher | | | X | | |
| 12. | Disposal | | | X | | |
| 13. | Doorbell | | | X | | |
| 14. | Fireplace | | | X | | |
| 15. | Fireplace Insert | | | X | | |
| 16. | Garage Door(s) | X | | | | |
| 17. | Garage Door Opener(s) | X | | | | |
| 18. | Garage Door Control(s) | X | | | | |
| 19. | Garage Wiring | X | | | | |
| 20. | Home Heating System(s) Type: <i>Propane</i> | X | | | | Age of System, if known: |
| 21. | Hot Tub and Controls | | | X | | |
| 22. | Humidifier | | | X | | |
| 23. | In Floor Heat | | | X | | |
| 24. | Intercom | | | X | | |
| 25. | Light Fixtures | X | | | | |
| 26. | Microwave | X | | | | |
| 27. | Microwave Hood | X | | | | |
| 28. | Plumbing and Fixtures | X | | | | |
| 29. | Pool and Equipment | | | X | | |
| 30. | Propane Tank – Select One: Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/> | X | | | | |
| 31. | Radon System | | | X | | |
| 32. | Sauna | | | X | | |
| 33. | Septic/Leaching Field | | | X | | |
| 34. | Sewer Systems/Drains | X | | | | |

Sellers: MB / CU Buyers: _____ / _____

| | SYSTEMS/UTILITIES INFORMATION | Working | Not Working | None | Not Included | Comments |
|-----|--|---------|-------------|------|--------------|-----------------------------|
| 35. | Smart Home System | | | X | | Smart Home System includes: |
| 36. | Smoke/Fire Alarm | X | | | | |
| | Solar House – Heating | | | X | | |
| 37. | Sump Pump(s) | | | X | | |
| 38. | Switches and Outlets | X | | | | |
| 40. | Underground Sprinkler and Heads | | | X | | |
| 41. | Vent Fan – Kitchen | X | | | | |
| 42. | Vent Fan – Bathroom | X | | | | |
| 43. | Water Heater – Select One: <div style="display: flex; justify-content: space-around;"> Electric Gas </div> | | | | | Age of System, if known: |
| 44. | Water Purifier, Select One: <div style="display: flex; justify-content: space-around;"> Leased Owned </div> | | | X | | |
| 45. | Water Softener, Select One: <div style="display: flex; justify-content: space-around;"> Leased Owned </div> | | | X | | |
| 46. | Well and Pump | | | X | | |
| 47. | Wood Burning Stove | | | X | | |

Additional Comments _____

Sellers: MR / ML Buyers: _____ / _____

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

| HAZARDOUS CONDITIONS | Existing Conditions | | Tests Performed | | Comments |
|--|---------------------|----|-----------------|----|----------|
| | Yes | No | Yes | No | |
| 1. Methane Gas | | X | | X | |
| 2. Lead Paint | | X | | X | |
| 3. Radon Gas (House) | | X | | X | |
| 4. Radon Gas (Well) | | X | | X | |
| 5. Radioactive Materials | | X | | X | |
| 6. Landfill, Mineshaft | | X | | X | |
| 7. Expansive Soil | | X | | X | |
| 8. Mold | | X | | X | |
| 9. Toxic Materials | | X | | X | |
| 10. Urea Formaldehyde Foam Insulations | | X | | X | |
| 11. Asbestos Insulation | | X | | X | |
| 12. Buried Fuel Tanks | | X | | X | |
| 13. Chemical Storage Tanks | | X | | X | |
| 14. Fire Retardant Treated Plywood | | X | | X | |
| 15. Production of Methamphetamines | | X | | X | |
| 16. Use of Methamphetamines | | X | | X | |

IV. MISCELLANEOUS INFORMATION

| | MISCELLANEOUS INFORMATION | Yes | No | Do Not Know | N/A | Comments |
|----|---|-----|----|-------------|-----|---|
| 1. | Is the street or road located at the end of the driveway to the property public or private? <u>Public</u> Private _____ | | | | | |
| 2. | Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement. | | X | | | |
| 3. | Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service. | | | | X | |
| 4. | Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property? | | X | | | |
| 5. | Is the water source (select one) _____ <u>public</u> or _____ private | | | | | If private, what is the date and result of the last water test? |
| 6. | Is the sewer system (select one) _____ <u>public</u> or _____ private | | | | | If private, what is the date of the last time septic tank was pumped? |
| 7. | Are there broken windowpanes or seals? | | X | | | |
| 8. | Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mailboxes, tv mounts, speakers, etc.? | | X | | | If yes, please list: |
| 9. | Are you aware of any other material facts which have not been disclosed on this form? | | X | | | If yes, please explain: |

Additional Comments

ADDITIONAL COMMENTS
(ATTACH ADDITIONAL PAGES IF NECESSARY)

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

Michelle Rangenbauer 12-4-24 [Signature] 12/4/2024
Seller Date Seller Date

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF

SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer Date Buyer Date