LAND FOR SALE

115 ACRES M/L
JACKSON CO., IOWA

LISTING #14141

DOUG YEGGE
C: 563.320.9900
O: 563.659.8185
Doug@PeoplesCompany.com

ALAN MCNEIL
C: 563.321.1125
O: 563.659.8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185
700 6th Ave
DeWitt, Iowa 52742

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**LEGAL DESCRIPTION:**
The Southeast ¼ lying west of the river, Section 30, Township 85 North, Range 3 East of the 5th PM., Jackson County, Iowa. Exact legal description to come from abstract.

**COMMENTS & BUILDING INFORMATION:**
Offering 115 acres m/l in Jackson County, Iowa, Southwest of Andrew. There are 56 cropland acres with the remaining acres in pasture and beautiful timberland. This property includes an extensively updated 2,512 square foot home with five bedrooms, each with it's own 1/2 bath, a full bath, a finished attic, 3-season room, wrap-around covered porch, an attached 2 car garage and Geo Thermal heating & AC. Also, included are two nice outbuildings. A full mile of Maquoketa River frontage you're sure to love this peaceful retreat. This property can be split.

**TO CONTACT LISTING AGENTS:**
Douglas R. Yegge  
Cell: 563.320.9900  
Doug@PeoplesCompany.com

Alan McNeil  
Cell: 563.321.1125  
Alan@PeoplesCompany.com

Office: 563.659.8185  
Yeggemcnneilland.com

<table>
<thead>
<tr>
<th>TOTAL ACRES:</th>
<th>115</th>
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<td>County &amp; State:</td>
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<th>APPROPRIATE BREAKDOWN OF ACRES:</th>
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<td>Crop Acres: 55.74</td>
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<td>CRP Acres: 6.95</td>
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<td>Corn Yield: 122</td>
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<td>Oat Base: .10</td>
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<td>Oat Yield: 47</td>
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Aerial Map - Hefel Total Acres

Jackson County
Iowa
3/14/2018

map center: 42° 8' 20.25, -90° 39' 8.14

0ft 551ft 1102ft

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Soils Map - Hefel Total Acres

State: Iowa
County: Jackson
Location: 30-85N-3E
Township: Perry
Acres: 115
Date: 3/14/2018

Maps Provided By:

PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>*i Corn</th>
<th>*i Alfalfa</th>
<th>*i Soybeans</th>
<th>*i Bluegrass</th>
<th>3% Tall Grasses</th>
<th>CSR2*</th>
<th>CSR</th>
<th>NCCPI Overall</th>
<th>NCCPI Corn and Soybeans</th>
<th>NCCPI Small Grains</th>
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<td>Fayette-Lamont-Chelsea complex, 9 to 14 percent slopes, moderately eroded</td>
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<td>IIIe</td>
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<td>23.2</td>
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<td>128</td>
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<td>16.8%</td>
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<td>CSR7 (%)</td>
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</tbody>
</table>

**IA has updated the CSR values for each county to CSR2.**

* Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.
**Abbreviated 156 Farm Record**

**Operator Name**: 

**Farms Associated with Operator**: 

**CRP Contract Number(s)**: 10025A

### Farm Land Data

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<tr>
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<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>CRP</th>
<th>GRP</th>
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<th>Other Conservation</th>
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<th>Double Cropped</th>
<th>MPL</th>
<th>Acre Election</th>
<th>EWP</th>
<th>DCP Ag. Related Activity</th>
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### Crop Election Choice

- **ARC Individual**: None
- **ARC County**: OATS, CORN
- **Price Loss Coverage**: None

### DCP Crop Data

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<tr>
<th>Crop Name</th>
<th>Base Acres</th>
<th>CCC-505 CRP Reduction Acres</th>
<th>CTAP Yield</th>
<th>PLC Yield</th>
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**TOTAL**: 45.30  0.00

### Notes

**Tract Number**: 2185

- **Description**: I9 SE1/4 S30 T85N R3E PERRY
- **BIA Unit Range Number**: 
- **HEL Status**: HEL field on tract. Conservation system being actively applied
- **Wetland Status**: Tract does not contain a wetland
- **WL Violations**: None
- **Owners**: MADONNA M HEFEL
- **Other Producers**: None

### Tract Land Data

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<th>Farm Land</th>
<th>Cropland</th>
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<tr>
<td>Oats</td>
<td>0.10</td>
<td>0.00</td>
<td>0</td>
<td>47</td>
</tr>
<tr>
<td>Corn</td>
<td>45.20</td>
<td>0.00</td>
<td>0</td>
<td>122</td>
</tr>
</tbody>
</table>

**TOTAL**: 45.30  0.00

### Notes
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).
**CONSERVATION RESERVE PROGRAM CONTRACT**

**7A. COUNTY OFFICE ADDRESS (Include Zip Code):**  
JACKSON COUNTY FARM SERVICE AGENCY  
601 EAST PLATT  
MAQUOKETA, IA 52060-2465  

**7B. TELEPHONE NUMBER (Include Area Code):** (563) 652-3237

1. **ST. & CO CODE & ADMIN. LOCATION**  
   19 097  
   41

2. **SIGN-UP NUMBER**  
   10025

3. **CONTRACT NUMBER**  
   10025A

4. **ACRES FOR ENROLLMENT**  
   6.95

5. **FARM NUMBER**  
   1182

6. **TRACT NUMBER(S)**  
   2185

7. **OFFER (Select one)**  
   GENERAL

8. **ENVIRONMENTAL PRIORITY**  
   ✔

9. **CONTRACT PERIOD**  
   FROM:  
   10-01-2011  
   TO:  
   09-30-2021

10A. **Rental Rate Per Acre** $170.00  

11. **Identification of CRP Land (See Page 2 for additional space)**

10B. **Annual Contract Payment** $1,182

10C. **First Year Payment** $2185

(Item 10C applicable only to continuous sign up when the first year payment is prorated.)

12. **PARTICIPANTS** (If more than three individuals are signing, see Page 3.)

   10. **PARTICIPANT'S NAME AND ADDRESS (Zip Code):**  
       MADONNA M. HEBEL  
       11094 212TH AVE  
       MAQUOKETA, IA 52060-6742

   10. **SHARE**  
       100.00%

   10. **SIGNATURE**  
       [Signature]

   10. **DATE (MM-DD-YYYY)**  
       5/23/14

   11. **PARTICIPANT'S NAME AND ADDRESS (Zip Code):**  
       [Name and Address]

   11. **SHARE**  
       [Share]

   11. **SIGNATURE**  
       [Signature]

   11. **DATE (MM-DD-YYYY)**  
       [Date]

13. **CCC USE ONLY**

   A. **SIGNATURE OF CCC REPRESENTATIVE**  
   [Signature]

   B. **DATE (MM-DD-YYYY)**  
   12-14-2016

**NOTE:** The following information is made in accordance with the Privacy Act of 1974 (5 USC 552a, as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter (15 U.S.C. 1496 et seq.), the Food Security Act of 1985 (16 USC 2801 et seq.), and the Agricultural Act of 2014 (Pub. L 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, local government agencies, tribal entities, and non-governmental entities that have been authorized to or have access to the information in order to participate in the program to the extent necessary to carry out the program, or to otherwise use the information as authorized by law. Failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information includes personal information covered by the Privacy Act of 1974. It may be subject to access under 5 U.S.C. 552a. If you have questions about this form or require additional information, please contact the Office of the General Counsel, USDA, at (202) 720-2600.

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, ancestry, or both applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities who wish to file a program complaint, write to the address below or call (800) 877-8339 or (866) 569-4287 (TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file a complaint electronically or in federal sign (ASL), please contact USDA through the Federal Relay Service at (800) 877-8339 or (866) 569-4287 (TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file a complaint electronically or in federal sign (ASL), please contact USDA through the Federal Relay Service at (800) 877-8339 or (866) 569-4287 (TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file a complaint electronically or in federal sign (ASL), please contact USDA through the Federal Relay Service at (800) 877-8339 or (866) 569-4287 (TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file a complaint electronically or in federal sign (ASL), please contact USDA through the Federal Relay Service at (800) 877-8339 or (866) 569-4287 (TDD).
Disclosure of Information & Acknowledgment Form
- Lead-Based Paint and/or Lead-Based Paint Hazards -

(Seller(s) must read, initial and sign prior to signing Listing Agreement. Purchaser(s) must read, initial and sign prior to signing Purchase Agreement. Seller and Purchaser agree that this form shall be an attachment to any Purchase Agreement between them for this property.)

Property Address: 11094 21st Ave, NE, Seattle, WA 52060

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 Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser 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 (Seller(s) MUST Initial Both A and B, and Check (i) or (ii) under Both A and B):

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

PURCHASER'S ACKNOWLEDGMENT (Purchaser(s) MUST Initial C and Check (i) or (ii) under C. Purchaser(s)
MUST Initial Both D and E and Check (i) or (ii) under E):

C. □ (i) Purchaser has received copies of all information listed above, OR
    □ (ii) No records or reports were available.

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 calendar 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 (Listing Agent (LA) and Selling Agent (SA) MUST Initial as Noted):

F. Listing 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.

G. The Listing Agent and Selling Agent whose initials appear on this form have assured compliance with the Lead-Based Paint Disclosure requirements by the use and completion of this disclosure form.

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.

Seller

Purchaser

Listing Agent

Selling Agent

Date

Date

Date

Date

2/21/05
Iowa - Residential Property Seller Disclosure Statement
(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to buy)

Property Address: 1104 21st Ave, Maquoketa, IA 52060
(Seller(s): Please print property address including City, State and Zip Code)

Property Owner: Madonna M. Hefel
(Seller(s): Please print property ownership)

PURPOSE:
Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by any Agent acting on behalf of the Seller(s). The Agent has no independent knowledge of the condition of the property; the Agent’s knowledge is limited to the disclosure made by the Seller(s) on this form. In no event shall any Agent involved in the sale or purchase of the property or any such Agent’s broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

Exempt Properties:
Properties exempted from the Seller’s disclosure requirement include: Bare ground; property containing 5 or more dwelling units, all being sold; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an estate, guardianship; conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra-family transfers; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement of Iowa Code 558A.

INSTRUCTIONS TO SELLER(S):
1. Seller(s) must complete this statement. Respond to all questions as directed, or attach reports allowed by Iowa Code section 558A.4(2);
2. Disclose all known conditions materially affecting this property;
3. If an item does not apply to this property, indicate that it is not applicable (N/A);
4. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP);
5. Additional pages may be attached as needed;
6. Keep a copy of this statement with your other important papers.

DISCLOSURES: EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
<th>JUNK</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Basement/Foundation: Any known water or other problems? Any Sump Pump issues in the past? (Failures/Replacement)</td>
<td>[X]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>2. Roof: Any known problems? If yes, date of repairs/replacement:</td>
<td>[ ]</td>
<td>[X]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>3. Well and Pump: (If N/A please so indicate and skip to Question #4)</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

Initial(s) Seller’s / Initial(s) Buyer’s
(Buyer(s) and Seller(s) acknowledge that they have read this page.)

To be completed by Client Only
4. Sewer System: (If N/A please so indicate and skip to Question #5). ................. [X] N/A
   Any known problems? ................................................. [ ] Yes [ ] No [ ] N/A [ ] JUNK
   Any known repairs? ................................................. [ ] Yes [ ] No [ ] N/A [ ] JUNK
   If yes, date of repairs/replacement: / / 
   Any known Orangeburg tile? ........................................... [ ] Yes [ ] No [ ] N/A [ ] JUNK

5. Septic Tanks/Drain Fields: (If N/A please so indicate and skip to Question #6) .... [ ] N/A
   Any known problems? ................................................. [ ] Yes [X] No [ ] N/A [ ] JUNK
   If yes, explain: ____________________________________________
   Has the system been inspected by an Iowa DNR certified inspector within 2 years? .... [ ] Yes [X] No [ ] N/A [ ] JUNK
   Date of Inspection: ....................................................... 
   Has the system been pumped/cleaned within the last 3 years? .................. [ ] Yes [X] No [ ] N/A [ ] JUNK
   Date last cleaned: / / 
   (Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)
   General location of system: NORTH WEST SIDE of HOME [ ] JUNK
   Age: 2003 [ ] JUNK

6. Heating System(s): Any known problems? ........................................ [ ] Yes [X] No [ ] N/A [ ] JUNK
   Any known repairs? ................................................. [ ] Yes [X] No [ ] N/A [ ] JUNK
   If yes, date of repairs/replacement: / / 

7. Central Cooling System(s): (If N/A please so indicate and skip to Question #8) ........ [ ] N/A
   Any known problems? ................................................. [ ] Yes [X] No [ ] N/A [ ] JUNK
   Any known repairs? ................................................. [ ] Yes [X] No [ ] N/A [ ] JUNK
   If yes, date of repairs/replacement: / / 

8. Plumbing System(s): Any known problems? ........................................ [ ] Yes [X] No [ ] N/A [ ] JUNK
   Any known repairs? ................................................. [ ] Yes [X] No [ ] N/A [ ] JUNK
   If yes, date of repairs/replacement: / / 

9. Electrical System(s): Any known problems? ........................................ [ ] Yes [X] No [ ] N/A [ ] JUNK
   Any known repairs? ................................................. [ ] Yes [X] No [ ] N/A [ ] JUNK
   If yes, date of repairs/replacement: / / 

10. Pest Infestation (wood-destructing insects, destructive/troublesome animals, etc.):
    Any known current or past problems? .................................. [ ] Yes [X] No [ ] N/A [ ] JUNK
    If yes, date(s) of treatment: / / 
    Any known structural damage? ...................................... [ ] Yes [X] No [ ] N/A [ ] JUNK
    If yes, date(s) of repairs/replacement: / / 

11. Asbestos: Any known to be present in or on the structure? ......................... [ ] Yes [X] No [ ] N/A [ ] JUNK
    If yes, explain: ____________________________________________

12. Radon: Any known tests for the presence of radon gas? ......................... [X] Yes [ ] No [ ] N/A [ ] JUNK
    If yes, date of last report: / / 03 and results: OK

13. Lead-Based Paint: Any known to be present in the structure? ..................... [ ] Yes [X] No [ ] N/A [ ] JUNK

    If yes, what is the flood plain designation? _______________________

15. Zoning: Do you know the zoning classification of the property? ................. [ ] Yes [X] No [ ] N/A [ ] JUNK
    If yes, what is the zoning classification? _______________________

   __________ Seller's Initial(s)  __________ / _______ Buyer's Initial(s) (Buyer(s) and Seller(s) acknowledge that they have read this page.)

To be completed by Client Only
16. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use maintenance responsibility may have an effect on the property? [ ]Yes [X]No [ ]N/A [ ]UNK

Any known “common areas” such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner’s Association which has any authority over the property? [ ]Yes [X]No [ ]N/A [ ]UNK

Any easements or encroachments onto or from neighboring properties? [ ]Yes [X]No [ ]N/A [ ]UNK

17. Physical Problems: Any known settling, flooding, drainage or grading problems? [ ]Yes [X]No [ ]N/A [ ]UNK

18. Structural Damage: Any known structural damage? [ ]Yes [X]No [ ]N/A [ ]UNK

19. Has there been a property/casualty loss resulting in an insurance claim in excess of $5,000? [ ]Yes [X]No [ ]N/A [ ]UNK

If yes, indicate date, loss type and loss amount: ____________________________________________

20. Covenants: Is the property subject to restrictive covenants? [ ]Yes [X]No [ ]N/A [ ]UNK

If yes, a true, current copy of the covenants can be obtained:

_____ Attached to this Property Disclosure

_____ At the ______________________ county recorder’s office

_____ Other: ______________________

You MUST explain any “Yes” response(s) above. Use additional sheets as necessary:

________________________________________

________________________________________

SELLER(S) DISCLOSURE:
Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since 06/15/2003. Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s) in writing.

Seller acknowledges requirement that Buyer be provided with the “Iowa Radon Home-Buyers and Sellers Fact Sheet” prepared by the Iowa Department of Public Health.

Seller: [ ]Madonna M. Hyde

Date: 05/16/15

BUYER(S) ACKNOWLEDGEMENT:
Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

Buyer acknowledges receipt of the “Iowa Radon Home-Buyers and Sellers Fact Sheet” prepared by the Iowa Department of Public Health.

Buyer: __________________________

Date: _____ / _____ / _____

Buyer: __________________________

Date: _____ / _____ / _____