Personal Property Bill of Sale In consideration of \$1.00 cash to be paid at the closing, the

Buyer(s)

In consideration of \$1.00 cash to be paid at t	=
Buyer(s)	agree to purchase from the
Seller(s) Marvin & Eileen Kroupa and the	Seller(s) agree to convey to Buyer(s) the personal property
itemized below. This agreement is null and y	void if the Buyer(s) and Seller(s) do not close on the
purchase of the real property located at:1014	
	below shall be included and to be in operating condition at
	the Seller's Property Condition Disclosure Statement.
Seller(s) warrants that all personal property	included shall by free of liens at the time of closing.
,	
Perso	onal Property Includes:
Dishwasher(s)	TV Mount(s)
Refrigerator(s)	Satellite Dish from
Oven/Range Electric(s)	Surround Sound
Oven/Range Gas(s)	Component(s)
Microwave w/Hood(s)	Speaker(s)
Stove Hood(s)	Accessories
Disposal(s)	Security System Components and Accessories
Trash Compactor(s)	_
Freezer _	Garage Door Opener(s)
Washer 🚩	Garage Door Remote(s)
Dryer	Garage Door Keypad(s)
Central Vacuum & Accessories	Garage Heater(s)
Sump Pump(s)	Shelving in Garage
Intercom	Workbench
Water Purifier	Basketball Hoop
If Leased-from	Invisible Fence
Water Softener	Collar(s)
If Leased-from	Control(s)
Mirror(s)	Kennel
Ceiling Fan(s)	Propane Tank
Light Fixtures as Attached	If Leased-from
Window Treatments	Storage Shed(s)
Curtains	Yard Play Set
Rods	Spa/Hot Tub
Blinds	Window A/C Unit(s)
Shades	, , ,
Smoke Detector(s)	Other
• SHOKE DELECTOR(S)	

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 Marien Kroups	_Date:
SELLER Fileen Kroup	_Date: 11-7-2024

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.

Se	ller's Disc	osure		
(a)	Presence	e of lead-based paint and/or lead-base	d paint hazards (check (i) or ((ii) below():
	(i)	Known lead-based paint and/or lead (explain).	-based paint hazards are pre	sent in the housing
		hill .		
48	~(ii) <u>N</u>	Seller has no knowledge of lead-base	d paint and/or lead-based pa	int hazards in the housing
(b)	Records	and reports available to the seller (che	ck (i) or (ii) below):	The Hazards III the Housing.
	(i)	Seller has provided the purchaser wit based paint and/or lead-based paint	h all available records and re	eports pertaining to lead- locuments below).
	(ii) 1/1/1/	Seller has no reports or records perta hazards in the housing.	ning to lead-based paint and	d/or lead-based paint
Pui	rchaser's	Acknowledgment (initial)		
(c)		Purchaser has received copies of all in	offormation listed above	
(d)		Purchaser has received the pamphlet	Protect Your Family from Load	in Vour Home
(e)	Purchase	has (check (i) or (ii) below):	Total Tarring John Lead	III TOUL HOITIE.
		received a 10-day opportunity (or mut ment or inspection for the presence of	ually agreed upon period) to lead-based paint and/or lead	conduct a risk assess-
	(ii)	waived the opportunity to conduct a lead-based paint and/or lead-based paint	isk assessment or increation	for the presence of
Age	nt's Ackn	owledgment (initial)		
(f)		Agent has informed the seller of the saware of his/her responsibility to ensu	eller's obligations under 42 L re compliance.	J.S.C. 4852d and is
Cert	tification o	of Accuracy		
The '	following r	parties have reviewed the information abory have provided is true and accurate.	e and certify, to the best of the	eir knowledge, that the
M Selle	arin	11-7-2014 Date	Seller Akron	11-7-2024 Date
Purc	haser	Date	Purchaser	Date
Ager	nt	1 -7-20 à Y	Accord	
0		Date	Agent	Date

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

Seller(s) Marvin & Eileen Kroupa H&W JT

1.

Property Address: 1014 East 9th Street, Winner, SD 57580

Property Legal Description: Lots 7-8 Block 2 Morningside Addition Winner City, Tripp 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 INSPCETIONS OR WARRANTIES either party may wish to obtain.

The Sellers are making any and all interested parties to this property aware of the fact that they (the Owners) have Never lived in the house and therefore are making no guarantees or warranties to the condition of this property. This property is being offered to the public in an AS IS CONDITION.

I. LOT OR TITLE INFORMATION

LOT OR TITLE INFORMATION 2. Are there any recorded liens or financial instruments against the property, other than a first mortgage? 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	When	did you purchase or build the hom	ne?	N	7 / Nonth		24 Year	
or financial instruments against the property, other than a first mortgage? 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		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Yes	No	Not	N/A	Comments	
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		or financial instruments against the property, other						
lien against the property under chapter 44-9?	3.	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		1				

under chapter 44-9?	
Sellers: MK ///11-7-2024 Buyers:	ſ
DLR REAL ESTATE COMMISSION – SELLER'S PROPERTY CONDITION DISCLOSURE FORM	RFV 07/01/2020

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, drainage, and sidewalks)? 5. Are there any problems related to establishing the lot lines/boundaries? 6. Do you have a location survey in your possession or a copy of the recorded plat? 7. Are you aware of any encreasements or shared features, from or on adjoining property (i.e., fences, driveway, sheds, outbuildings, or other improvements)? 8. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? 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? 10. Is the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39? 12. Is the property turrently part of a property tax freeze for any reason? 13. Is the property leased?		LOT OR TITLE INCORMATION	1 1/2	1			
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receive the owner-occupied tax reduction pursuant to SDCL 10-13-39? 12. Is the property currently part of a property tax freeze for any reason? 13. Is the property leased?		occupied by the owner?		V			
of a property tax freeze for any reason? 13. Is the property leased?		receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?		/			
property is a source.		of a property tax freeze for any reason?					
		is the property leased?					

		SDCL 10-13-39?							
	12.	Is the property currently part of a property tax freeze for any reason?							
	13.	Is the property leased?		1					
Sellers:	mK	171-7:20	2× Bu	yers:					
DLR REA	L ESTAT	E COMMISSION – SELLER'S PRO	PERTY C	ONDIT	ION DISC	LOSUF	REFORM	REV 07/01/	/2020

	10707					
	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
14.	If leased, does the property use comply with applicable local ordinances?					,
15.	Does this property or any portion of this property receive rent?		/			If yes, how much \$ and how often
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		/			If yes, what are the fees or assessments? \$ per (i.e. annually, semiannually, monthly) Payable to whom:
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than fortyeight hours?			/		For what purpose:
18.	Is the property located in a flood plain?		\checkmark	•		
19.	Are federally protected wetlands located upon any part of the property?		/			
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?		✓			If yes, what are the fees or charges? \$ per (i.e. annually, semi-annually, monthly)

			7	
Additional Comments	 			

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?			/		
2.	Have any water damage related repairs been made?			/		
3.	Are there any unrepaired water-related damages that remain?			V		
4.	Are you aware if drain tile is installed on the property?			/		
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?			✓		
6.	Type of roof covering:					an hapt dinde
7.	Are you aware of any roof leakage, past or present?			/		asphalt shingles
8.	Is there any existing unrepaired damage to the roof?			/		
9.	Are you aware of insulation in ceiling/attic?			V		
10.	Are you aware of insulation in walls?			/		
11.	Are you aware of insulation in the floors?			/		
12.	Are you aware of any pest infestation or damage, either past or present?			/		
13.	Are you aware of the property having been treated or repaired for any pest infestation or damage?			✓		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?			/		
15.	Was a permit obtained for work performed upon the property?			/		
16.	Was the work approved by an inspector as required by local or state ordinance?					

L		performed upon the property?			V					
	16.	Was the work approved by an inspector as required by local or state ordinance?								_
Selle	ers:	mx gu 11-7-20	Buyer	rs:				/		
DLR I	REAL E	ESTATE COMMISSION – SELLER'S PRO	PERTY CON	IDITIO	N DISCLO	OSURE	FORM	REV 07/0	1/2020	

	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)?					
18.	Have any insurance claims been made for damage to the property?		/			
19.	Was an insurance payment received for damage to the property?					
20.	Has the damage to the property been repaired?					
	Are there any unrepaired damages to the property from the insurance claim?			✓		
	Are you aware of any problems with sewer blockage or backup, past or present?			/		
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?			/		

Additional Comments	

+ have not lived here

Not | Comments |

III.SYSTEMS/UTILITIES INFORMATION

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

Sellers: MK 111-7-2024	Buyers:/
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have not lived here

				1 100	V - 1	- 1 11	
0.5	SYSTEMS/UTILITIES INFORMATION		Working	Not Working	None	Not Included	Comments
35.	Smart Home System						Smart Home System includes:
36.	Smoke/Fire Alarm						
	Solar House – Heating						
37.	Sump Pump(s)						
38.	Switches and Outlets						
40.	Underground Sprinkler and Head	s					
41.	Vent Fan – Kitchen						
42.	Vent Fan – Bathroom						
43.	Water Heater – Select One: Electric Gas						Age of System, if known:
44.	Water Purifier, Select One: Leased Owned						
45.	Water Softener, Select One: Leased Owned						
46.	Well and Pump						
47.	Wood Burning Stove						

Additional Comments	

	Sellers: 11-7-26	Buyers:/	
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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		sting litions	3	ests ormed	Comments
	Yes	No	Yes	No	
1. Methane Gas				1	
2. Lead Paint					
3. Radon Gas (House)					
4. Radon Gas (Well)			<u> </u>	1	
5. Radioactive Materials				1	
6. Landfill, Mineshaft					
7. Expansive Soil					
8. Mold				1	
9. Toxic Materials					
10. Urea Formaldehyde					
Foam Insulations					
11. Asbestos Insulation					
12. Buried Fuel Tanks					
13. Chemical Storage					
Tanks					
14. Fire Retardant Treated					
Plywood					
15. Production of					
Methamphetamines					
16. Use of					
Methamphetamines		1	- 1		

IV. MISCELLANEOUS INFORMATION

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

Additional Comments

ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

	CLOSING SECTION		
The Seller hereby certifies that the information, knowledge, and belied conditions change before conveyance of amendment to this disclosure statement.	mation contained herein is tref as of the date of the Seller title to this property, the cha	ue and correct to the be s signature below. If any nge will be disclosed in	est of the of these a written
March Krops 11-7-202. (Seller	Date Seller	Kroups	11-7-6
THE SELLER AND THE BUYER MAINSPECTIONS OF THE PROPERTY TO PROPERTY AND TO PROVIDE FOR A	AY WISH TO OBTAIN P	ROFESSIONAL ADVIC S TO THE CONDITION (S IN ANY CONTRACT (
SALE AS NEGOTIATED BETWEEN TO PROFESSIONAL ADVICE AND IN	THE SELLER AND THE NSPECTIONS.	BUYER WITH RESF	PECT
I/We acknowledge receipt of a copy of signature(s) below. Any agent represe representations and is not responsible	HILLO ADV DARV to this trop	o o otion in a la	our
Buyer Date	Buyer		Date

My Account Billing History Repor

THE WINNER

07-01150-01

Service Address: 1014 E Ninth

Parcel Number: 1907

3/29/2024 UBPKT01439 4/29/2024 UBPKT01542 5/31/2024 UBPKT01638 6/28/2024 UBPKT01753 Date Packet Number Arrears 0.00 0.00 0.00 0.00 521.81 534.12 393.92 Services 290.80 Billed Deposit Billed 0.00 0.00 0.00 0.00 Contract 0.00 0.00 Billed Adjustment 0.00 0.00 0.00 0.00 0.00 0.00 AMP Deposit Return 0.00 0.00 0.00 0.00 Return 0.00 0.00 E. A. 0.00 0.00 521.81 Total Due 534.12 393.92 290.80 400 - Sanitation 305 - Sewer Surcharge 100 - Light 100 - Light 401 - San Fee 300 - Sewer 205 - Water Surcharge 200 - Water 180 - Electric Rebate 170 - Elec Water Heater 401 - San Fee 305 - Sewer Surcharge 400 - Sanitation 300 - Sewer 205 - Water Surcharge 100 - Light 200 - Water 401 - San Fee 400 - Sanitation 305 - Sewer Surcharge Service Code-Descript. 300 - Sewer 305 - Sewer Surcharge 100 - Light 205 - Water Surcharge 200 - Water 401 - San Fee 400 - Sanitation 300 - Sewer 205 - Water Surcharge 200 - Water Consump. 2,056 3,997 3,745 1,853 2,105 2,548 Metered Service Analysis 466.44 -39.97 21.21 438.34 304.87 19.50 17.89 17.51 -3.00 19.50 Charge Days 1.30 20.77 3.00 5.00 3.00 1.30 19.50 18.23 21.60 31.20 181.44 19.50 3.00 36.59 1.30 5.00 3.00 1.30 0.00 0.00 1.21 0.00 0.00 0.00 28.92 3/1/2024 0.31 1.21 0.00 0.00 0.00 27.18 4/1/2024 0.00 3/1/2024 0.00 4/1/2024 0.31 1.21 0.00 0.00 0.00 18.90 5/1/2024 1.21 0.00 0.00 11.25 6/3/2024 0.00 5/1/2024 0.31 0.00 0.00 6/3/2024 Tax -----Read Date/Reading-----887,943 889,796 11,910 15,655 891,901 895,911 18,203 19,644 0 0 0 0 0

Service Code-Descript. 100 - Light 170 - Elec Water Heate 180 - Electric Rebate 200 - Water 205 - Water Surcharge 300 - Sewer 305 - Sewer Surcharge 400 - Sanitation 401 - San Fee	Service Code Summary								11/30/2023 UBPKT01065	où c'head-omic' fesjak-had-walinakiann et ensopiesaera sast-adjes-jaje a						12/29/2023 URPKT01150								1/31/2024 (47.07/57/7		Date
Service Code-Descript. 100 - Light 170 - Elec Water Heater Rebate 180 - Electric Rebate 200 - Water 205 - Water Surcharge 300 - Sewer 300 - Sewer 400 - Sanitation 401 - San Fee	Summary		Totals for 07-01150-01						3PKT01065							RPKTO1150								UBPKT01252	matterior describer en exprime manuferentes frest entres sous creates del respectivo principal de la companya del companya de la companya de la companya del companya de la companya del la companya de l							OBPRIO1326		Packet Number
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Tax 192.67 0.00 0.00 0.00 0.00 0.00 0.00 0.00 9.68		0.00						0.00	0 00						0.00								0.00									0.00	Return	Deposit
		0.00						0.00	8						0.00								0.00									0.00	Return	E. A.
								265.52							454.29	en de commence Applicate en entre en la company de la commence de la commence de la commence de la commence de							528.46	to the at the energy of publishing made an appropriate and one								750.39	Total Due	
			401 - San Fee		305 - Sewer Surcharge	300 - Sewer	205 - Water Surchargo	100 - Light 200 - Water		400 - San Fee	100 Sepitation	300 - Sewer	205 - Water Surcharge	200 - Water	100 - Light	401 - San Fee	400 - Sanitation	305 - Sewer Surcharge	300 - Sewer	205 - Water Surcharge	200 - Water	180 - Flectric Behate	170 - Light	401 - 3011 FEE	400 - Sanitation	305 - Sewer Surcharge	300 - Sewer	205 - Water Surcharge	200 - Water	180 - Electric Rebate	170 - Elec Water Heater		Service Code-Descript.	
		45,204	0	0	0 0	5 C	3,252	1,401		o c	· c	0	0	1,723	3,202	0	0	0	0	0	1,986	o c	4,245			0	0	0	1,527	0	0	6,113	Consump.	
					3 00 30				5.00 30				1.30 30		365.32 30	5.00 30	19.50 30				19.50 30			5.00 30			17.51 30	1.30 30	20.77 30	-61.13 30		702.37 30	Charge Days	Metered Service Analysis
		204.83	0.31	1.21	0.00	0.00	0.00 11/1/2023	10.59 11/1/2023		1.21	0.00	0.00	0.00	0.00 12/1/2023	22.65 12/1/2023	0.31	1.21	0.00	0.00	0.00	0.00	0.00	29.63 1/1/2024	0.31	1.21	0.00	0.00	0.00	0.00 2/1/2024	0.00	0.00	43.55 2/1/2024	Tax	is:
		ć	D (D C	0	0	880,651	4,692		0	0	0	0	882,374	7,894	0	0	0 (o c	000,400	0 0	0	12,139		0	0	0	0	885,887	0	0	7.913	-Read Date/Reading	

Service Code Summary

Total Service Code-Descript.

Consumption 45,204 3,534.48 Charge

Tax

204.83