CHUPPS AUCTION COMPANY

TERMS & CONDITIONS 10246 Hectorville Rd Mounds, OK 74047 Wednesday October 29 5:01 PM

- Properties sold at auction are sold "As Is", "Where Is" with no warranties expressed or
 implied. Properties are sold to the highest bidder with no Buyer contingencies allowed.
 Seller has the right to reject the high bid amount.
- High bidder is required by seller to put 10% of the purchase price, down at the time of sale, with the balance being due within 30 days at closing. The earnest money amount is NON REFUNDABLE unless the property fails to close due to fault of the seller. Earnest money may be paid by personal check with proper ID or cashiers check.
- All buyer inspections are to be done prior to the auction. They may be done at the public open house times or by appointment. Neither Coldwell Banker Select nor Chupps Auction inspects the property on the buyer's behalf. Read the contract to determine the existence of any disclosures, exclusions, representations or disclaimers. Do not bid if you have not inspected the property. By bidding, you agree to all disclosures and auction terms and conditions. DO NOT BID if you have not registered (day of auction), received a Bidder's Card and and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming the high bidder.
- Seller is not providing a survey of any kind. Buyer costs include but are not limited to; 5% Buyers Premium, Closing company fee \$350, Title opinion fee \$350, Title insurance fee TBD, Final abstracting \$250, Filing deed \$15, Federal & state name checks \$75 plus any other fees to buyer required to close the sale (all approximated). Any costs incurred by the Buyer to obtain financing are the sole responsibility of the Buyer.
- Square footage data is provided by the County Courthouse or appraiser and are considered an estimate.
- Upon closing, Buyer receives a deed and insurable title to each property as evidenced by the Title Insurance offered by the Closing Company.
- ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDE WRITTEN TERMS

For further information or questions, contact Dale Chupp 918-630-0495 or Maria Chupp 918-697-6589

Residential Client Full

10246 Hectorville Road Mounds, OK 74047-4250

MLS#: Type:

2540794 Status: Incomplete

Factory Built

County: School District: Subdivision: Multiple Parcels: No

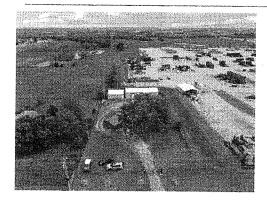
Okmulgee Beggs - Sch Dist (84) **Okmulgee Co Unplatted**

Census Tract: TRS:

16N-12E-26

0.84

List Price: LP/SQ: List Date:



General Information

Style: Beds:

Year Built:

Pool:

Dir Hse Faces:

Mineral Rights:

Ranch Acres: Baths: 2/0

Lt Sze-Sqft: 36,590

1990/Court House None

Metal

Under Const: Handicap: No

Storm Shelter: Storm Cellar

1000-1250 SqFt

1120/Court House

Septic Tank

Mature Trees

Lot Description: Legal:

Remarks

Listing Information

Fence:

Features & Utilities

Cooling:

Hot Water:

Windows:

Patio/Deck:

Construction:

Appliances Incl:

Oven Description:

Room Type

Bedroom

Living Room

Master Bedroom

Exterior Features:

Additional Bldngs:

26-16-12 A TR COM NW COR NW E 1319.39' TO POB S 303' W 120'

Chain Link, Electric Gate, Pipe Fencing

Sewer:

Dishwasher, Range/Oven, Refrigerator

Description

Level 1 Great Room

Level 1 Private Bath

Level 1 No Bath

Size:

SqFt:

SqFt2:

SqFt3:

N 303' E 120' TO POB

Directions: Hwy 75 S past Glenpool approx 10 miles, turn East on Hectorville

Rd, property is 2nd on the right

Aluminum

Shop, Other

Manufactured

None

Electric

Single

Central AC

Level

Beggs

Beggs

No

Covered Porch

Remarks:

Auction Property! Live onsite auction Wed Oct 29 5:01 Opening bid: \$100,000 Versatile Residential or Commercial Property just off Hwy 75! Sitting on .84 acres, this unique property offers endless opportunities. Formerly operated as a cannabis grow facility, it comes fully outfitted with infrastructure to support a wide range of business ventures. The property includes 4,320 sq. ft. (ch) of insulated storage/work buildings, a shipping container, and an 1120 sq ft(ch) 1990 Doublewide, 3 bedroom, 2 bath home/office space . Features include closed-cell spray foam insulation, automated water systems, light controllers with heat sensors in every room, and a state-of-the-art security system. The existing grow infrastructure provides a major advantage, with high-capacity 800 amp electric service, advanced water distribution systems, and more. Whether you're seeking a home with built-in business opportunities or a prime location to expand your commercial operations, this property delivers it all.

Counter Top Material: Garage: Foundation:

Permanently Affixed Exterior: **Hardie Plank** Floors: Tile, Vinyl

Granite, Laminate

Basement: None

Water: Rural Fireplaces:

Heating: Electric/Central Range Description: Stove

Energy: **Ceiling Fans** Interior: Smoke Detector, Vaulted Ceiling

Utility Connect Avail: Electric, Water Appliance Connections:

Dryer-Electric (220), Electric, Hot Water Heater-Electric, Oven-Electric, Range-Electric, Washer Connection

Room Features # of Liv Areas:

Click on the arrow to view Additional Rooms

Room Type Level Kitchen **Utility Room**

Stories:

Bedroom

HOA:

Taxes/Tax Yr/Tax ID:

Green Certified:

Description Level 1 Pantry

Level 1 Inside, Separate Level 1 No Bath

Master Bath Level 1 Bathtub, Full Bath

School Information

School District: Beggs - Sch Dist (84) Grade School: Middle/Jr High School: High School: HOA Information

Rating Org:

HOA Fee:

Taxes \$1,284/2024/0000-26-16N-12E-B-070-00 Homestead:

- Green Rating & Features

Unit:

Energy Star Rated:

HERS Rated:

% Interest:

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MLS Technology, Inc. @ 2025

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., § 831 et.seq.) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 10246 Hectorville Road, Mounds, OK 74047

SELLER IS ☐ IS NOT ☐ OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System				Ø
Swimming Pool				Ø
Hot Tub/Spa				
Water Heater ☑ Electric ☐ Gas ☐ Solar				
Water Purifier				Ø
Water Softener ☐ Leased ☐ Owned				Ø
Sump Pump			П	Ø
Plumbing	Ø			
Whirlpool Tub				Ø
Sewer System ☐ Public ☑ Septic ☐ Lagoon	Ø			
Air Conditioning System ☐ Electric ☐ Gas ☐ Heat Pump	Ø			П
Window Air Conditioner(s)				Ø
Attic Fan			T T	Ø
Fireplaces				Ø
Heating System ☑ Electric ☐ Gas ☐ Heat Pump	Ø	П		П
Humidifier				Ø
Ceiling Fans	Ø			
Gas Supply ☐ Public ☐ Propane ☐ Butane			П	Ø
Propane Tank Leased Owned				N

Dayor 3 miliars	Selier's limitals	LODZOS DOGODVENICO	Jimiliais are for acknowledgment purposes only
APPENDIX A RPCD STATEMENT (01-01-202	5) This form was created by the Oblahoma Real E	state Contract Form Committee	and approved by the Okiahoma Real Estate Commission.

Appliances/Systems/Services (Continued from page 1)	Working	Not Working	Do Not Know if Working	Nor Inc	luded
Electric Air Purifier					Ø
Garage Door Opener					abla
Intercom					Ø
Central Vacuum					Ø
Security System ☐ Leased ☑ Owned ☑ Monitored ☐ Financed		Ø			
Smoke Detectors	Ø				
Fire Suppression System Date of Last Inspection					\square
Dishwasher	\square				
Electrical Wiring	Ø				
Garbage Disposal	Ø				
Gas Grill					\square
Vent Hood	Ø				
Microwave Oven					Ø
Built-in Oven/Range	Ø				
Kitchen Stove					
Trash Compactor					Ø
Built-In Icemaker					Ø
Solar Panels & Generators ☐ Leased ☐ Owned ☐ Financed					$\overline{\mathbf{Z}}$
Source of Household Water Public Well Private/Rural District	Ø				7
YOU ANSWERED <u>Not Working</u> to any items on pages 1 and 2, please explain		onal pages wit	th your signatu	ıre.	
YOU ANSWERED Not Working to any items on pages 1 and 2, please explain		onal pages wit	th your signatu	ure.	
Zoning and Historical 1. Property is zoned: (Check One)	n. Attach additi	□ agricultur		ure.	
Zoning and Historical 1. Property is zoned: (Check One) ☑ residential ☐ commercial ☐ histor☐ industrial ☐ urban conservation ☐ other ☐ unknown ☐ no zoning	n. Attach additi	∏agricultur າ	ral	ure.	
Zoning and Historical 1. Property is zoned: (Check One)	n. Attach additi	∏agricultur າ	ral	Yes	No
Zoning and Historical 1. Property is zoned: (Check One) residential commercial histor industrial urban conservation other unknown no zoning list the property designated as historical or located in a registered historic overlay district? Yes No Unknown Flood and Water 3. What is the flood zone status of the property?	n. Attach additi	agricultur	ral		No
Zoning and Historical 1. Property is zoned: (Check One) residential commercial histor industrial urban conservation other unknown no zoning 2. Is the property designated as historical or located in a registered historic overlay district? Yes No Unknown Flood and Water 3. What is the flood zone status of the property? 4. Are you aware if the property is located in a floodway as defined in the Management Act?	n. Attach additi	∏agricultur າ istoric preserv	ral		No Z
Zoning and Historical I. Property is zoned: (Check One) residential commercial historical industrial urban conservation other unknown no zoning list the property designated as historical or located in a registered historic overlay district? Yes No Unknown Flood and Water 3. What is the flood zone status of the property? 4. Are you aware if the property is located in a floodway as defined in the Management Act? 5. Are you aware of any flood insurance requirements concerning the page of the property is located in a floodway.	n. Attach additi	∏agricultur າ istoric preserv	ral	Yes	
Zoning and Historical 1. Property is zoned: (Check One) residential commercial historical industrial urban conservation other unknown no zoning unknown no zoning unknown unknown no zoning unknown unknown unknown unknown 2. Is the property designated as historical or located in a registered historic overlay district? Yes No unknown Flood and Water 3. What is the flood zone status of the property? 4. Are you aware if the property is located in a floodway as defined in the Management Act? 5. Are you aware of any flood insurance requirements concerning the purple unknown unknow	icaloffice g classification al district or h	agricultur istoric preserv	ral	Yes	Ø
Zoning and Historical 1. Property is zoned: (Check One)	n. Attach addition. Att	agricultur istoric preserv Floodplain ewer backup	ral vation , draining	Yes	
Zoning and Historical 1. Property is zoned: (Check One)	n. Attach addition. Att	agricultur istoric preserv Floodplain ewer backup	ral vation , draining	Yes	
Zoning and Historical 1. Property is zoned: (Check One)	n. Attach addition. Att	agriculturnistoric preserv	ral vation , draining	Yes	
Zoning and Historical 1. Property is zoned: (Check One)	n. Attach addition. Att	agriculturnistoric preserving Floodplain ewer backupgaining the prosystem?	ral vation , draining operty, e.g.	Yes	

Additions/Alterations/Repairs	Yes	No
11. Are you aware of any additions being made without required permits?		
12. Are you aware of any previous foundation repairs?		
13. Are you aware of any alterations or repairs having been made to correct defects?		
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?		Ø
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?		
16. Approximate age of roof covering, if known number of layers, if known		
17. Do you know of any current defects with the roof covering?	Im	
18. Are you aware of treatment for termite or wood-destroying organism infestation?	十一	\Box
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$	뒴	\overline{Q}
20. Are you aware of any damage caused by termites or wood-destroying organisms?	十二	
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?	十一	T Z
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?	$\dagger \Box$	Ø
Environmental	Yes	No
24. Are you aware of the presence of asbestos?	103	
25. Are you aware of the presence of radon gas?	╁╫	
26. Have you tested for radon gas?	ᆂ	
27. Are you aware of the presence of lead-based paint?	┼┼┼	
28. Have you tested for lead-based paint?		
29. Are you aware of any underground storage tanks on the property?	┼╬	
30. Are you aware of the presence of a landfill on the property?		
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?	廿廿	
32. Are you aware of the existence of prior manufacturing of methamphetamine?	╁┯	Ø
33. Have you had the property inspected for mold?	╁╬╴	
34. Are you aware of any remedial treatment for mold on the property?	H	T DX.1
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?	井片	
36. Are you aware of any wells located on the property?	<u> </u>	
37. Are you aware of any dams located on the property?	 	Ø
If yes, are you responsible for the maintenance of that dam?		Ø
Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	Ø	
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		Ø
40. Are you aware of encroachments affecting the property?	I_{\square}	Ø
41. Are you aware of a mandatory homeowner's association? Amount of dues \$Special Assessment \$		Ø
Payable: (check one)monthlyquarterlyannually Are there unpaid dues or assessments for the property?YESNO If yes, what is the amount? \$ Manager's Name Phone Number		
42. Are you aware of any zoning, building code or setback requirement violations?	П	Ø
Buyer's Initials Seller's Initials nitials are for acknowledgment purposes or	L book	- I-I

44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? 45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? 45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? 46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ Paid to Whom. Paid to Whom. 47. Is the property located in a private utility district? Check applicable [Water Garbage Sewer Other If other, explain Nural water Initial membership fee \$250.00 Annual membership fee \$0.00 (if more than one utility attach additional pages) Miscellaneous Mis						
entities affecting the property? 4.A. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? 45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? 46. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? 47. Is the property located in a fire district which requires payment? If yes, amount of fee \$	Property Shared in Con	nmon, Easements,	, Homeowner's	S Associations and Legal (Continued from page 3)	Yes	No
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a procedure? 46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ Paid to Whom Payadia: (check one) monthly quarterly annually 47. Is the property located in a private utility district? Check applicable Water Garbage Gewer Other for fiver, explain Rural water Initial membership fee \$250.00 Annual membership fee \$0.00 (if more than one utility attach additional pages) Miscellaneous 48. Are you aware of on other defect(s) affecting the property not disclosed above? Ves No 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property, the information and above is true and accurate. 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property and accurate. 59. Are you aware of any other fees, leases, liens, due to the fees, leases, leases or fees, leases, leases or fees, leases, leases or fees, leases, lease or fees, leases, leases or fees, leases, lease or fees, leases, lea	43. Are you aware of any entities affecting the p	notices from any go property?	overnment or g	overnment-sponsored agencies or any other		
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure? 46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ Paid to Whom Payable; (check one) monthly quarterly annually 47. Is the property located in a private utility district? Check applicable Mater Garbage Sewer Other If other, explain Rural water Initial membership fee \$250.00 Annual membership fee \$0.00 (if more than one utility attach additional pages) Miscellaneous Yes No 48. Are you aware of on other defect(s) affecting the property not disclosed above? Yes No 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on Yes No 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on Yes No 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with ontained above is true and accurate. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the information dation of the subject property. In the date this form is signed. If yes No	44. Are you aware of any	surface leases, incl	luding but not li	imited to agricultural, commercial or oil and gas?		Ø
If yes, amount of fee \$ Paid to Whom Payable: (check one) monthly quarterly annually 47. Is the property located in a private utility district? Check applicable Water Garbage Sewer Other If other, explain Kural vavare Initial membership fee \$50.00 (if more than one utility attach additional pages) Miscellaneous Yes No 43. Are you aware of other defect(s) affecting the property not disclosed above? Ø 44. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. 49. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informationed above is true and accurate. 49. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informationed above is true and accurate. 49. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informationed above is true and accurate. 40. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informationed above is true and accurate. 40. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informationed above is true and accurate. 41. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informationed above is true and accurate. 42. In the date this form is signed, the seller of the property in the property in the property in the property	45. Are you aware of any					Ø
If yes, amount of fee S Paid to Whom Payable: (check one) monthly quarterly annually 47. Is the property located in a private utility district? Check applicable Water Garbage Swer Other If other, explain Kural water Indian membership fee \$5.00 (if more than one utility attach additional pages) Miscellaneous 48. Are you aware of other defect(s) affecting the property not disclosed above? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Var you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 19. Var you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. 19. Var you answered YES to any of the items on pages 2-4. List the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. 19. Var you answered YES to any of the items on pages 2-4. List the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. 19. Var you answered YES to any of the items on pages 2-4. List the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. 19. Var you answered YES to any of the items on pages 2-4. List the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. 19. Var you answered YES to any of the items on pages 2-4. List the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and explain a	46. Is the property located	d in a fire district wh	nich requires pa	avment?		
Check applicable	If yes, amount of fee S	Paid to	Whom			
Miscellaneous 48. Are you aware of other defect(s) affecting the property not disclosed above? 49. Are you aware of only other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property. 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property. 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property. 49. Are you aware of any other fees, leases, liens, dues on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational date of the property, and about the property and of the property and or duty to independently verify the accuracy or completeness of any statement and by the Seller in the disclosure statement he Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser and food zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchase are add and received a signed copy of this statement. This completed acknowledgement acknowledges that the disclosure statement is not valid after 180 days from the date completed by the Seller. 49. Purchaser's Signature 40. Date 49. Purchaser's Signature 59. Date 59. Purchaser's Signatu	Check applicable [2] If other, explain Rural v	Water ☐ Garbage		Other		
49. Are you aware of other defect(s) affecting the property not disclosed above? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? if you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. First there any additional pages attached to this disclosure? YES No If yes, how many? First Barbor State Chroyles-Tol. Date Seller's Signature Date The Purchaser of any statement made by the Seller in the disclosure statement or duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrict as read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase as read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase or or operty identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller. Date Purchaser's Signature Date Purchaser's Signature Date Purchaser Signature Date Purchaser's Signature Date Purchaser			nual membersh	nip fee \$0.00 (if more than one utility		
49. Are you aware of other defect(s) affecting the property not disclosed above? 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? 49. Vou answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. 49. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. 49. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. 49. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. 49. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. 49. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational pages with informational pages and property in the date of the property and information pages of the property and of the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrict file flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchase read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on operty identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller. 40. Purchaser's Signature Date Purchaser's Signature D	Miscellaneous				Yes	No
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with ignature(s), date(s) and location of the subject property. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational above is true and accurate. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational pages attached to this disclosure? In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the informational pages with light above is true and accurate. In the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the information of the property and of the property and information in the property and in the property in information to interpret and accuracy or completeness of any statement are not a warranty of condition. The Purchaser seller on this statement are not a warranty of condition. The Purchaser carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrict and discovery and the condition of the property in this carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrict a few property inspected by a licensed expert. For specific uses, restrict a few property inspected by a licensed expert. For specific uses,	48. Are you aware of othe	r defect(s) affecting	the property n	ot disclosed above?	Tin	
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the information ontained above is true and accurate. We there any additional pages attached to this disclosure? YES NO If yes, how many? Continued above YES Y	49. Are you aware of any	other fees, leases, l	liens, dues or fi			Ø
Genta Barber Seller's Signature Date A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and to duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement has urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrict modification zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser sead and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on roperty identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller. Date Purchaser's Signature Date						
eller's Signature Date Seller's Signature Date Seller's Signature Date Seller's Signature Date Date Seller's Signature Date Date Date Seller's Signature Date Date Seller's Signature Date Date Date Seller's Signature Date Dat	ontained above is true and a	ccurate.			ty, the in	formati
a real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and o duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement. The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser understands that the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restricting flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on reperty identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller. The Purchaser's Signature Date Purchaser's Signature Date Date Purchaser's Signature Date Date Date Purchaser's Condition Disclosure Act information pamphlet lade available at the Oklahoma Real Estate Commission www.orec.ok.gov.	ontained above is true and a re there any additional page:	ccurate. s attached to this disc			ty, the in	formati
he Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchase understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchase urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restriction for the foliation of the property inspected by a licensed expert. For specific uses, restriction for the purchase as read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on reperty identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller. The purchaser acknowledges that the Purchase on reperty identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller. The purchaser's Signature Date Purchaser's Signature Date Date Purchaser's Signature Act information pamphlet had available at the Oklahoma Real Estate Commission www.orec.ok.gov.	ontained above is true and a re there any additional page:	s attached to this disc	llosure? YES	NO If yes, how many?	ly, the in	formati
urchaser's Signature Date Purchaser's Signature Date he disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet hade available at the Oklahoma Real Estate Commission www.orec.ok.gov.	ontained above is true and a tree there any additional page: Tarla Barber eller's Signature	ccurate. s attached to this disc dotloop verified 09/27/25 12:08 AM EDT SB2E-LTPT-WSHA-TENL	olosure? YES	NO If yes, how many? Seller's Signature	Dat	le
he disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet lade available at the Oklahoma Real Estate Commission www.orec.ok.gov.	re there any additional page: Parla Barber eller's Signature real estate licensee has no duty to independently ve the Purchaser understands urged to carefully inspect the difference status, contact as read and received a signer	s attached to this disc dottoop verified 09/27/25 12:08 AM EDT SB2E-LTPT-WSHA-TENL To duty to the Seller trify the accuracy or that the disclosures e property, and, if desirate local planning, zo the local planning, zo ed copy of this statem	Date or the Purchase completeness of given by the Selection in grand/or enginent. This completeness.	Seller's Signature er to conduct an independent inspection of the pof any statement made by the Seller in the disclost liter on this statement are not a warranty of condition property inspected by a licensed expert. For specific lineering department. The Purchaser acknowledges the eted acknowledgement should accompany an offer to	Date of the purchase of the pu	and hement. Purchasstrictio
the disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet lade available at the Oklahoma Real Estate Commission www.orec.ok.gov.	re there any additional page: Parla Barber eller's Signature real estate licensee has no duty to independently ve the Purchaser understands urged to carefully inspect the difference status, contact as read and received a signer	s attached to this disc dottoop verified 09/27/25 12:08 AM EDT SB2E-LTPT-WSHA-TENL To duty to the Seller trify the accuracy or that the disclosures e property, and, if desirate local planning, zo the local planning, zo ed copy of this statem	Date or the Purchase completeness of given by the Selection in grand/or enginent. This completeness.	Seller's Signature er to conduct an independent inspection of the pof any statement made by the Seller in the disclost liter on this statement are not a warranty of condition property inspected by a licensed expert. For specific lineering department. The Purchaser acknowledges the eted acknowledgement should accompany an offer to	Date of the purchase of the pu	and hement. Purchasstrictio
	re there any additional page: Carla Barber eller's Signature real estate licensee has no duty to independently verified to carefully inspect the notion of the page of the	s attached to this disc dottoop verified 09/27/25 12:08 AM EDT SB2E-LTPT-WSHA-TENL To duty to the Seller trify the accuracy or that the disclosures e property, and, if desirate local planning, zo the local planning, zo ed copy of this statem	Date or the Purchase completeness of given by the Selsired, to have the oning and/or enguent. This completure statement is	Seller's Signature er to conduct an independent inspection of the portion of the portion of the statement made by the Seller in the disclose. Iter on this statement are not a warranty of condition property inspected by a licensed expert. For specific lineering department. The Purchaser acknowledges the eted acknowledgement should accompany an offer to not valid after 180 days from the date completed by the	Date of the purchase seller	and hement. Purchase striction Purchase on the
Buyer's Initials	are there any additional page: Carla Barber eller's Signature a real estate licensee has no duty to independently verification to carefully inspect the different destate as read and received a signer property identified. This is to a surchaser's Signature the disclosure and disclaimer the disclosure and disclaimer	s attached to this disc dotloop verified 09/27/25 12:08 AM EDT SB2E-LTPT-WSHA-TENL To duty to the Seller rify the accuracy or that the disclosures e property, and, if des the local planning, zo ed copy of this statem dvise that this disclos	Date or the Purchase completeness of given by the Selsired, to have the oning and/or enguent. This completere statement is the Oklahoma F	Seller's Signature er to conduct an independent inspection of the portion of the portion of the statement made by the Seller in the disclose liter on this statement are not a warranty of condition property inspected by a licensed expert. For specific inneering department. The Purchaser acknowledges the eted acknowledgement should accompany an offer to not valid after 180 days from the date completed by the Purchaser's Signature Residential Property Condition Disclosure Act informations.	roperty ure state on. The F uses, re nat the F purchas ne Seller	and hement. Purchasstrictio