



### DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date June 26th 2026
- 2. Page 1 of \_\_\_\_\_ pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE.

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

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.  
 7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to  
 8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect  
 9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
 10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before  
 11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,  
 12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the  
 13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.  
 14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*  
 15. form for further information regarding disclosure alternatives. **This disclosure is not a warranty or a guarantee of any**  
 16. **kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for**  
 17. **any inspections or warranties the party(ies) may wish to obtain.**

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:  
 19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a  
 20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103,  
 21. clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in  
 23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any  
 24. other option.

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it  
 26. inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of  
 27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does  
 28. not apply. "NO" may mean that Seller is unaware.

29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or  
 30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your  
 31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.  
 32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 20860 Grosbeak Rd

34. City of Lanesboro, County of Fillmore

35. State of Minnesota, Zip Code 55949 ("Property").

**A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date did you  Acquire  Build the home? 2016  
 (Check one.)

38. (2) Type of title evidence:  Abstract  Registered (Torrens)  Unknown

39. Location of Abstract: \_\_\_\_\_

40. Is there an existing Owner's Title Insurance Policy?  Yes  No

41. (3) Have you occupied this home continuously during your ownership?  Yes  No

42. If "No," explain: Renting pass your

43. (4) Is the home suitable for year-round use?  Yes  No

44. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.)  Yes  No

45. (6) Does the Property include a manufactured home?  Yes  No

46. If "Yes," HUD #(s) is/are \_\_\_\_\_

47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation?  Yes  No



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51. (7) Is the Property located on a public or a private road? [X] Public [ ] Private [ ] Public: no maintenance

52. (8) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

54. (a) Do you know which zone the Property is located in? [ ] Yes [ ] No

55. If "Yes," which zone? \_\_\_\_\_

56. (b) Have you ever had a flood insurance policy? [ ] Yes [ ] No

57. If "Yes," is the policy in force? [ ] Yes [ ] No

58. If "Yes," what is the annual premium? \$ \_\_\_\_\_

59. If "Yes," who is the insurance carrier? \_\_\_\_\_

60. (c) Have you ever had a claim with a flood insurance carrier or FEMA? [ ] Yes [ ] No

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

62. \_\_\_\_\_

63. NOTE: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes their purchase.

68. Are there any (9) homeowners associations or shared amenities? [ ] Yes [X] No

70. (10) encroachments? [ ] Yes [X] No

71. (11) covenants, historical registry, reservations, or restrictions, that affect or may affect the use or future resale of the Property? [ ] Yes [X] No

73. (12) governmental requirements or restrictions that affect or may affect the use or future enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? [ ] Yes [X] No

75. (13) easements, other than utility or drainage easements? [ ] Yes [X] No

76. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section A: \_\_\_\_\_

77. \_\_\_\_\_

78. \_\_\_\_\_

79. B. GENERAL CONDITION: To your knowledge, have any of the following conditions previously existed or do they currently exist on the Property?

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

82. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? [ ] Yes [X] No

83. If "Yes," give details of what happened and when: \_\_\_\_\_

84. \_\_\_\_\_

85. (2) Have you ever had an insurance claim(s) related to the Property? [ ] Yes [X] No

86. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? \_\_\_\_\_

87. \_\_\_\_\_

88. Did you receive compensation for the claim(s)? [ ] Yes [X] No

89. Did you have the items repaired? [ ] Yes [X] No

90. What dates did the claim(s) occur? \_\_\_\_\_

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94. (3) (a) Has/Have the structure(s) been altered?
95. (e.g., additions, altered roof lines, changes to load-bearing walls)
96. If "Yes," please specify what was done, when, and by whom (owner or contractor):

99. (b) Has any work been performed on the Property? (e.g., additions to the Property, wiring, plumbing, retaining wall, general finishing)
100. If "Yes," please explain: SHOP

103. (c) Are you aware of any work performed on the Property for which appropriate permits were not obtained?
104. If "Yes," please explain:

107. (4) Are you aware of any professional remediation efforts to eliminate odors?
108. If "Yes," give details as to what happened and when:

110. (5) Has there been any damage to flooring or floor covering?
111. If "Yes," give details of what happened and when:

113. (6) Do you have or have you previously had any pets?
114. If "Yes," indicate type and number

115. (7) THE FOUNDATION: The type of foundation is (i.e., block, poured, wood, stone, other):
116. BLOCK & STON

117. (8) THE BASEMENT, CRAWLSPACE, SLAB:
118. (a) cracked floor/walls?
119. (b) drain tile problem?
120. (c) flooding?
121. (d) foundation problem?
118. (e) leakage/seepage?
119. (f) sewer backup?
120. (g) wet floors/walls?
121. (h) other?

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

125. (9) THE ROOF:
126. (a) What is the age of the roofing material?
127. Home: years Garage(s)/Outbuilding(s): years

128. (b) Has there been any interior or exterior damage?
129. (c) Has there been interior damage from ice buildup? UN KNOWN
130. (d) Has there been any leakage?
131. (e) Have there been any repairs or replacements made to the roof?

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

136.

137. (10) THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:

138. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): WOOD & VINYL

139. (b) cracks/damage? [ ] Yes [ ] No

140. (c) leakage/seepage? [x] Yes [ ] No

141. (d) other? [ ] Yes [ ] No

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

143.

144. C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:

145. NOTE: Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working condition. Check "No" for items not in working condition. Working order means all components of the items specified below.

Table with columns for item names, NA, Working Order (Yes/No), and Working Order (Yes/No). Rows include Air-conditioning, Pool and equipment, Propane tank, etc.



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186. Are there any items or systems on the Property connected or controlled wirelessly, via internet protocol ("IP"), to a router or gateway or directly to the cloud? [ ] Yes [ ] No

188. Comments regarding issues in Section C: \_\_\_\_\_

189. \_\_\_\_\_

190. D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

191. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

192. Seller [ ] DOES [X] DOES NOT know of a subsurface sewage treatment system on or serving the above-described (Check one.)

193. real Property. (If answer is DOES, and the system does not require a state permit, see Disclosure Statement: Subsurface Sewage Treatment System.)

195. [ ] There is an abandoned subsurface sewage treatment system on the above-described real Property. (See Disclosure Statement: Subsurface Sewage Treatment System.)

197. E. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 1031.235.) (Check appropriate box(es).)

199. [ ] Seller does not know of any wells on the above-described real Property.

200. [X] There are one or more wells located on the above-described real Property. (See Disclosure Statement: Well.)

201. [ ] This Property is in a Special Well Construction Area.

202. [ ] There are wells serving the above-described Property that are not located on the Property.

203. (1) How many properties or residences does the shared well serve? \_\_\_\_\_

204. (2) Is there a maintenance agreement for the shared well? [ ] Yes [ ] No

205. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_

206. F. PROPERTY TAX TREATMENT: Preferential Property Tax Treatment

208. Is the Property subject to any preferential property tax status or any other credits affecting the Property? (e.g., Disabled Veterans' Benefits, Disability, Green Acres, Non-Profit Status, RIM, Rural Preserve, etc.) [ ] Yes [X] No

211. If "Yes," would these terminate upon the sale of the Property? [ ] Yes [X] No

212. Explain: \_\_\_\_\_

213. \_\_\_\_\_

214. G. NOTICES/SPECIAL ASSESSMENTS:

215. The following questions are to be answered to the best of Seller's knowledge.

216. Seller [ ] HAS [X] HAS NOT received a notice regarding any proposed, ongoing, or completed improvement project from any assessing authorities, the cost of which may be assessed, or is currently assessed, against the Property. If "HAS", please attach and/or explain: (Check one.)

217. \_\_\_\_\_

219. \_\_\_\_\_

220. \_\_\_\_\_

221. \_\_\_\_\_

222. H. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

225. Seller represents that Seller [ ] IS [X] IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall survive the closing of any transaction involving the Property described here. (Check one.)

226. \_\_\_\_\_

227. \_\_\_\_\_

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231. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the  
 232. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-  
 233. exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.  
 234. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring  
 235. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal  
 236. Revenue Code.

237. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility  
 238. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**  
 239. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**  
 240. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

241. **I. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

243.  Seller is not aware of any methamphetamine production that has occurred on the Property.

244.  Seller is aware that methamphetamine production has occurred on the Property.

245. (See Disclosure Statement: Methamphetamine Production.)

246. **J. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety  
 247. zone with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations  
 248. are filed with the county recorder in each county where the zoned area is located. If you would like to determine  
 249. if such zoning regulations affect the Property, you should contact the county recorder where the zoned area is  
 250. located.

251. **K. NOTICE REGARDING CARBON MONOXIDE DETECTORS:** MN Statute 299F.51 requires Carbon Monoxide  
 252. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not  
 253. be personal property and may or may not be included in the sale of the home.

254. **L. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.

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

258. Are you aware of any human remains, burials, or cemeteries located on the Property?  Yes  No

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

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

263. **M. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they  
 264. currently exist on the Property?

- |  |                              |  |                                   |                              |  |
|--|------------------------------|--|-----------------------------------|------------------------------|--|
| 265. (1) Animal/Insect/Pest Infestation? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (6) Lead? (e.g., paint, plumbing) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 266. (2) Asbestos?                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (7) Mold?                         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 267. (3) Diseased trees?                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (8) Soil problems?                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 268. (4) Formaldehyde?                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (9) Underground storage tanks?    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 269. (5) Hazardous waste/substances?     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (10) Vapor intrusion?             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 270. (11) Other? _____                   |                              |  |                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

271. (12) Have you ever been contacted or received any information from any governmental  
 272. authority pertaining to possible or actual environmental contamination (e.g., vapor  
 273. intrusion, drinking water, and/or soil contamination, etc.) affecting the Property?  Yes  No

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277. (13) Are you aware if there are currently, or have previously been, any orders issued
278. on the Property by any governmental authority ordering the remediation of a
279. public health nuisance on the Property? [ ] Yes [x] No
280. If answer above is "Yes," all orders [ ] HAVE [x] HAVE NOT been vacated.
(-----Check one.)-----

281. (14) Please provide clarification or further explanation for all applicable "Yes" responses in Section M.
282.
283.
284.
285.

286. N. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)
287. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL
288. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends
289. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can
290. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

291. Every buyer of any interest in residential real property is notified that the property may present exposure to
292. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
293. Radon, a Class A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading
294. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
295. information on radon test results of the dwelling.

296. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
297. Department of Health's publication entitled Radon in Real Estate Transactions, which is attached hereto and
298. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

299. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
300. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
301. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
302. the court. Any such action must be commenced within two years after the date on which the buyer closed the
303. purchase or transfer of the real Property.

304. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual
305. knowledge.

306. (a) Radon test(s) [ ] HAVE [x] HAVE NOT occurred on the Property.
(-----Check one.)-----

307. (b) Describe any known radon concentrations, mitigation, or remediation. NOTE: Seller shall attach the most
308. current records and reports pertaining to radon concentration within the dwelling:

309.
310.

312. (c) There [ ] IS [x] IS NOT a radon mitigation system currently installed on the Property.
(-----Check one.)-----

312. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
313. description and documentation.

314.
315.

316. EXCEPTIONS: See Section S for exceptions to this disclosure requirement.

317. O. CHRONIC WASTING DISEASE IN CERVIDAE: (The following Seller disclosure satisfies MN Statute 35.155, Subd. 11(d).)
318. Has Chronic Wasting Disease been detected on the Property?
319. If Yes, see Disclosure Statement: Chronic Wasting Disease.
[ ] YES [x] NO

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323. P. OTHER DEFECTS/MATERIAL FACTS/ADDITIONAL COMMENTS: Are there any other material facts that could adversely and significantly affect an ordinary buyer's use or enjoyment of the Property or any intended use of the

324. Property?  Yes  No. If "Yes," explain:

325. \_\_\_\_\_

326. \_\_\_\_\_

327. Have NOT Lived in the house over year

328. \_\_\_\_\_

329. \_\_\_\_\_

330. \_\_\_\_\_

331. \_\_\_\_\_

332. \_\_\_\_\_

333. Q. WATER INTRUSION AND MOLD GROWTH: Studies have shown that various forms of water intrusion affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving the home.

334. \_\_\_\_\_

335. \_\_\_\_\_

336. Examples of exterior moisture sources may be:

- 337. • improper flashing around windows and doors,

- 338. • improper grading,

- 339. • flooding,

- 340. • roof leaks.

341. Examples of interior moisture sources may be:

- 342. • plumbing leaks,

- 343. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),

- 344. • overflow from tubs, sinks, or toilets,

- 345. • firewood stored indoors,

- 346. • humidifier use,

- 347. • inadequate venting of kitchen and bath humidity,

- 348. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),

- 349. • line-drying laundry indoors,

- 350. • houseplants—watering them can generate large amounts of moisture.

351. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result

352. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.

353. Therefore, it is very important to detect and remediate water intrusion problems.

354. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to

355. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious

356. health problems, particularly in some immunocompromised individuals and people who have asthma or allergies

357. to mold.

358. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you

359. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the

360. Property inspected for moisture problems before entering into a purchase agreement or as a condition of your

361. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the

362. Property.

363. R. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory

364. offender registry and persons registered with the predatory offender registry under MN Statue 243.166

365. may be obtained by contacting the local law enforcement offices in the community where the property

366. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Minnesota

367. Corrections web site at https://coms.doc.state.mn.us/publicregist



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371. **S. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:**

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

- 373. (1) real property that is not residential real property;
- 374. (2) a gratuitous transfer;
- 375. (3) a transfer pursuant to a court order;
- 376. (4) a transfer to a government or governmental agency;
- 377. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 378. (6) a transfer to heirs or devisees of a decedent;
- 379. (7) a transfer from a co-tenant to one or more other co-tenants;
- 380. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
- 381. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 382. (10) a transfer of newly constructed residential property that has not been inhabited;
- 383. (11) an option to purchase a unit in a common interest community, until exercised;
- 384. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
- 385. (13) a transfer to a tenant who is in possession of the residential real property; or
- 386. (14) a transfer of special declarant rights under section 515B.3-104.

389. **MN STATUTES 144.496: RADON AWARENESS ACT**

390. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers  
391. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

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

395. **No Duty to Disclose:**

- 396. (A) There is no duty to disclose the fact that the Property
  - 397. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
  - 398. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
  - 399. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
  - 400. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
  - 401. nursing home.

402. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to  
403. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely  
404. manner, provides a written notice that information about the predatory offender registry and persons  
405. registered with the registry may be obtained by contacting the local law enforcement agency where the  
406. property is located or the Department of Corrections.

407. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs  
408. (A) and (B) for property that is not residential property.

409. (D) **Inspections.**

- 410. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real  
411. Property if a written report that discloses the information has been prepared by a qualified third party  
412. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a  
413. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably  
414. believes has the expertise necessary to meet the industry standards of practice for the type of inspection  
415. or investigation that has been conducted by the third party in order to prepare the written report.

416. (2) *Seller shall disclose to the prospective buyer material facts known by Seller that contradict any*  
417. *information included in a written report under paragraph (1) if a copy of the report is provided to Seller.*

**DISCLOSURE STATEMENT: SELLER'S  
PROPERTY DISCLOSURE STATEMENT**

418. Page 10

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

420. Property located at 20860 Grosbeak Rd Lanesboro 55949

421. **T. ADDITIONAL COMMENTS:** \_\_\_\_\_

422. \_\_\_\_\_

423. \_\_\_\_\_

424. \_\_\_\_\_

425. \_\_\_\_\_

426. \_\_\_\_\_

427. \_\_\_\_\_

428. \_\_\_\_\_

429. **U. SELLER'S STATEMENT:**

430. *(To be signed at time of listing.)*

431. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing  
432. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity  
433. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement  
434. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the  
435. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the  
436. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting  
437. the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

438. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**  
439. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**  
440. **use or enjoyment of the Property or any intended use of the Property that occur up to the time of closing.**

441. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

442. Dennis Hershberger 6-26  
(Seller) (Date)

Rebecca Hershberger 6-26  
(Seller) (Date)

443. **V. BUYER'S ACKNOWLEDGEMENT:**

444. *(To be signed at time of purchase agreement.)*

445. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree  
446. that no representations regarding facts have been made other than those made above. This Disclosure Statement  
447. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the  
448. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

449. The information disclosed is given to the best of Seller's knowledge.

450. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

451. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**  
452. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

DISCLOSURE STATEMENT: WELL

46. Property located at 20860 Grosbeak Rd Lanesboro 55949

47. OTHER WELL INFORMATION:

48. Date well water last tested for contaminants: \_\_\_\_\_ Test results attached?  Yes  No

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

50. Comments: \_\_\_\_\_

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

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

53. \_\_\_\_\_

54. \_\_\_\_\_

55. \_\_\_\_\_

56. \_\_\_\_\_

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

58. When was the well sealed? \_\_\_\_\_

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

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

61. MAP: Complete the attached Disclosure Statement: Location Map showing the location of each well on the  
62. real Property.

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

65. INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT

66. DEFINITION: A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise  
67. constructed if the excavation is intended for the location, diversion, artificial recharge, or acquisition of groundwater.

68. MINNESOTA UNIQUE WELL NUMBER: All new wells constructed AFTER January 1, 1975, should have been  
69. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this  
70. date, you should have the unique well number in your property records. If you are unable to locate your unique well  
71. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number  
72. is available, please indicate the depth and year of construction for each well.

73. WELL TYPE: Use one of the following terms to describe the well type.

74. WATER WELL: A water well is any type of well used to extract groundwater for private or public use.

75. Examples of water wells are: domestic wells, drive-point wells, dug wells, remedial wells, and municipal  
76. wells.

77. IRRIGATION WELL: An irrigation well is a well used to irrigate agricultural lands. These are typically  
78. large-diameter wells connected to a large pressure distribution system.

79. MONITORING WELL: A monitoring well is a well used to monitor groundwater contamination. The well is  
80. typically used to access groundwater for the extraction of samples.

81. DEWATERING WELL: A dewatering well is a well used to lower groundwater levels to allow for construction  
82. or use of underground spaces.

83. INDUSTRIAL/COMMERCIAL WELL: An industrial/commercial well is a nonpotable well used to extract  
84. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat  
85. loops).



**DISCLOSURE STATEMENT: WELL**

87. **WELL USE STATUS:** Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

88. **IN USE:** A well is "in use" if the well is operated on a daily, regular, or seasonal basis. A well in use includes  
89. a well that operates for the purpose of irrigation, fire protection, or emergency pumping.

90. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not  
91. been sealed by a licensed well contractor.

92. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material  
93. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has  
94. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry  
95. into the well. A "capped" well is not a "sealed" well.

96. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing  
97. contractor, check the well status as "not in use."

98. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,  
99. at (651) 201-4587 (metropolitan Minneapolis-St. Paul) or 1-800-383-9808 (greater Minnesota).

100. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

101. Seller(s) hereby states that the facts as stated above are true and accurate and authorizes any licensee(s) representing  
102. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity  
103. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to  
104. a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real  
105. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective  
106. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective  
107. buyer, the real estate licensee must provide a copy to the prospective buyer.

108. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here  
109. (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or  
110. enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose  
111. new or changed facts, please use the *Amendment to Disclosure Statement* form.

112. Dennis Hershelberger 6-26 Rebecca Hershelberger 6-26  
(Seller) (Date) (Seller) (Date)

113. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

114. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Well and Disclosure Statement:*  
115. *Location Map* and agree that no representations regarding facts have been made other than those made above.

116. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

117. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE  
118. NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**



**DISCLOSURE STATEMENT: LOCATION MAP**

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1. Page \_\_\_\_\_ of \_\_\_\_\_ pages

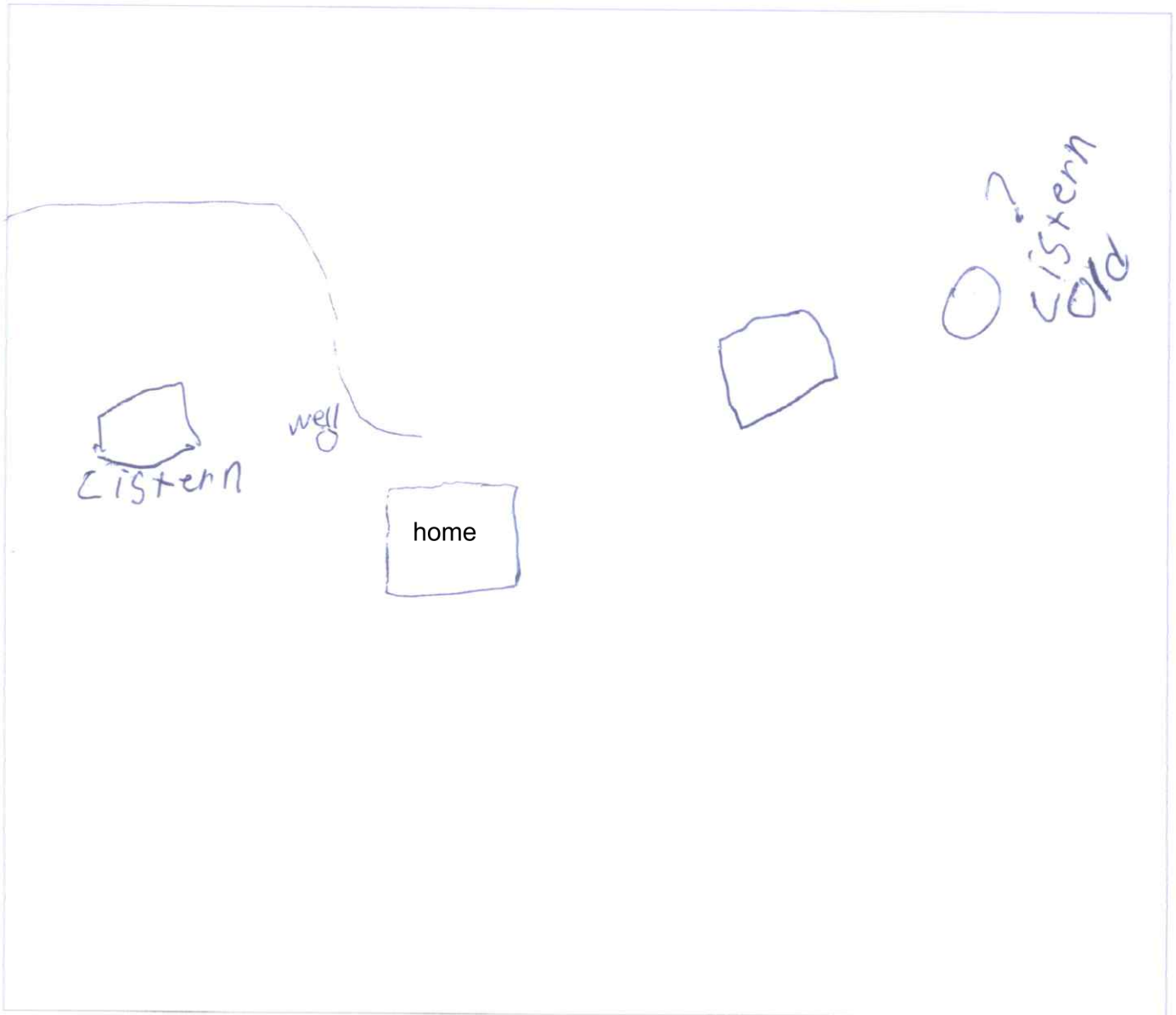
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.

4.  SUBSURFACE SEWAGE TREATMENT SYSTEM  WELL  METHAMPHETAMINE PRODUCTION AREA  
(Check all that apply.)

5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

6. Property located at 20860 Grosbeak Rd, Lanesboro MN

7.



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial: Dennis 6-26 \_\_\_\_\_  
(Seller) (Date) (Buyer) (Date)

10. Rebecca 6-26 \_\_\_\_\_  
(Seller) (Date) (Buyer) (Date)

11. MN-IM (8/25)

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