



SELLER'S SHORT FORM PROPERTY DISCLOSURE
TO PROSPECTIVE BUYERS
(RESIDENTIAL ADDENDUM)
TO BE COMPLETED BY SELLER
AND DELIVERED TO BUYER

Property Address 163 Stevenson Rd, Laramie, WY 82070

Date 12/04/2025

The undersigned Seller, having entered into a listing contract with Dale Smigelsky and Casey Stayman as Broker, hereby disclose to the best of their knowledge the conditions described below. The Seller(s) will inform Broker of any change in condition to their property during the term of the Listing. The Seller(s) will attach any warranties that are in effect and will attach any outstanding insurance claims, which are unpaid or in processing with their insurance companies.

I. The Seller(s) current insurance company is: State Farm

Are there any outstanding claims: (yes/no) If yes, please describe:

Describe the nature of any insurable claims the Seller(s) has filed during their ownership of the subject property:

II. Utility Services:

Is there Public water and sewer supply: (yes/no)

Other provider of water and/or sewer: (yes/no) Provider: _____

Domestic well: (yes/no) Describe location, Wyoming Registration, depth, flow and potability:

Septic Tank: (yes/no) x2

Cistern tank: (yes/no)

Septic system and leach field sized for 7 bedrooms

Utility Providers (electric/gas): Butch's Propane, Carbon Power

Propane: (yes/no) Is the propane tank leased owned (yes/no)

Propane provider: Butch's Propane

III. Is the Property located in the FEMA or City Flood Plain: (yes/no) unknown

Is Flood Insurance required: (yes/no)

IV. Have there been any pets in the home: (yes/no). If yes please disclose what kind of pets:

dogs, (baby bison, baby chickens) previous owner had. cats.

V. Have there been any remodeling or structural changes to the home during the Seller(s) ownership:

(yes/no). If yes, please describe: Added bathtub to master bath, took out jet tub downstairs turned it into walk-in Shower

Was the work performed by a Licensed Contractor: (yes/no)

Was a building permit issued on the work completed: (yes/no)

VI. The Seller discloses the following Latent Defects. Latent Defects are defined by the Wyoming Supreme Court decisions as: "A defect which could not have been discovered by ordinary and reasonable inspection and care". Black's Law Dictionary defines it as "A defect which reasonably careful inspection will not reveal".

None Known dl (initial)

Known Latent Defect(s)

Seller remedies to latent defect including name of any contractors

VII. The Seller discloses the following known Material Defects. Wyoming Statute 33-28-102(b)(xxii) states "Material to the Transaction" means "having importance, relevance or consequence to a person making a decision regarding the purchase, sale or lease of real estate." It does not include "psychological considerations including, but not limited to, health issues, suicide, murder or crimes which have occurred on the property."

None Known dl (initial)

Known Material Defect(s)

Seller remedies to Material defect including name of any contractors

The Seller(s) are providing the above conditions of their property to the best of their knowledge, however the Buyers are recommended to do any and all inspections they deem necessary in accordance with the Contract Documents.

The above description and statement of condition of the subject property is based on my (our) knowledge of the property and all representations are made to the best of my current actual knowledge. I (We) ACKNOWLEDGE AND AGREE THAT I (WE) SHALL IMMEDIATELY INFORM BUYER AND BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME (US) AFTER THIS DATE. I FURTHER AGREE TO INDEMNIFY AND HOLD HARMLESS ALL BROKERS INVOLVED IN ANY SALE OF THE SUBJECT PROPERTY FROM ANY AND ALL CLAIMS, INCLUDING DAMAGES, COURT COSTS AND ATTORNEY'S FEES, ARISING FROM MY FAILURE TO COMPLETELY AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE.

[Signature] Date: 12-4-25
Seller
[Signature] Date: 12-4-25
Seller

The undersigned prospective Buyer hereby acknowledges receipt of this Addendum.

Buyer _____ Date _____

Buyer _____ Date _____

The Seller(s) is/are not the Owner of Record and has no knowledge of the Condition of the Home. _____ (Initial(s)).



PROPERTY CONDITION STATEMENT
ADDENDUM TO LISTING CONTRACT
(Farm-Ranch & Vacant Land)
(Non-Household)

Property Address or legal description:

The undersigned Seller, having entered into a listing contract with

As Broker, completes and executes this Addendum to such listing contract in order to comply with Seller's obligation to reasonably discover and fully disclose to all parties any and all information regarding the condition of such property, does hereby make the following statement and representation concerning the present description and condition of subject property. **(If condition or code compliance is unknown, it is recommended that Seller have a third party inspection performed and provide a copy to prospective purchasers):** This disclosure is intended to satisfy the Seller's obligation to disclose certain items when selling vacant land as described by Wyoming Statute 34-1-151. Paragraph A, B & C must be completed to satisfy this disclosure.

(Initial appropriate blank)
Yes No Unknown

A. SITE ANALYSIS

- | | | | |
|---|---|---|------|
| 1. Current zoning is: | | | |
| 2. Is the present use allowed in such zone? | X | | |
| 3. Are there restrictive covenants/deed restrictions in effect? | | | HOA |
| 4. Are there recorded easements on the property? | | X | |
| 5. Are there unrecorded easements, known to Seller, on the property? | | X | |
| 6. Do you have a survey? | | | X |
| 7. Are there any encroachments? | | X | |
| 8. Is this property in violation of applicable subdivision, zoning and/or public health laws? | | X | |
| 9. Is the property fenced? | X | | |
| 10. Is the property part of an owners association? | X | | |
| 11. Is the property in a platted subdivision? | X | | |
| 12. Has the property been inspected for Radon Gas? | | | X |
| 13. Explain what is currently in crop production on the property | | | |
| 14. Will the Buyer need to continue with a farming program to control weeds? | | X | |
| 15. List any Leaseholds (farm, grazing, wind, mineral, etc.) | | | None |
| | | | |
| 16. If Yes to 3, 4, 5 and/or 7 please see the attached description and or documents. | | | |
| 17. Has the fee ownership of the wind estate or mineral estate been in anyway severed in the chain of title from the surface estate? (if yes explain) | | | |

B. UTILITIES

- | | | | |
|---|--------------|---|--|
| 1. Is there electrical service on the property? | X | | |
| If yes, answer the following: | | | |
| a. Is the electricity <input type="checkbox"/> overhead or <input checked="" type="checkbox"/> underground? (Check one) | | | |
| b. Is the electricity distributable to property? | X | | |
| c. Is the electrical <input type="checkbox"/> service single phase or <input type="checkbox"/> 3 phase? (Check one) | | | |
| d. Name of entity providing electricity | Carbon Power | | |
| e. Buyer is hereby advised to contact entity, providing electricity prior to purchasing this property. | | | |
| 2. Is there natural gas distributed to the property? If yes, answer the following: No | | | |
| a. Name of entity that provides the natural gas | | | |
| b. Buyer is hereby advised to contact the entity providing natural gas prior to purchasing this property. | | | |
| 3. Is there domestic water in production and delivered to property? | X | X | |
| If yes, answer the following: | | | |
| a. Is the property serviced by a municipal water system? | | | |
| b. Is the property serviced by a private water system? | | | |
| c. Is the water right permitted and in good order with the State Engineers Office? | | | |
| If Yes, see attached State Engineer's Report. | | | |
| d. Well location | Lot 12 | | |

- e. Depth of well _____
- f. Age of well 2009
- g. Wyoming registration number _____
- h. Distance to septic tank from domestic well _____
- i. Date of potability test and results _____
- j. Condition and type of pump, motor, pipe, and related well equipment _____

(Initial appropriate blank)
Yes No Unknown

- k. Are there any abandoned or inoperable wells on the property? _____ X _____
4. Heating fuel type/source Electric & propane
If propane, do you own the tanks? _____ X _____
Name of entity that owns tank _____
5. Is there sewer system in place on the property? _____ X _____
If yes, answer the following:
a. Is the property served by ☐ municipal or ☐ private sewer system? (Check one)
b. Is the sewer system properly permitted and completed? _____
c. Describe the size, age, location, and type of septic tank and leaching system _____
6. Is there cable television service established on the property? _____ X _____
If yes, answer the following:
a. What entity provides the cable television service? _____
b. Buyer is hereby advised to contact this entity prior to purchasing this property. DISH
7. Is there established telephone service to the property? CELL ONLY _____ X _____
If yes, answer the following:
a. How many phone lines are in place? Vistabeam LINE OF SIGHT
b. Is DSL, Digital Subscriber Line, available? INTERNET
c. Name of entity providing telephone service? _____
d. Buyer is hereby advised to contact entity prior to purchasing this property.
8. Is the property served by garbage/waste service? _____ X _____
If yes, answer the following:
a. Name of entity providing service Republic Services
b. Buyer is hereby advised to contact entity providing service prior to purchasing this property.
9. Is the property covered by a fire protection district? _____
If yes, the Fire District is _____
10. Is the location of the public utilities ☒ on the property or ☐ off site? (Check one)

(Initial appropriate blank)
Yes No Unknown

C. ROADS & ACCESS

1. Is there a maintained road that provides legal and insurable access to the property? _____ X _____
If yes, answer the following:
a. Is the road dedicated as ☒ private or ☐ public? (Check one)
b. If private road answer these questions:
(i) Does the road have direct legal access to and from a completed, dedicated and accepted public road? _____ X _____
(ii) The road surface is constructed of ☐ pavement, ☒ gravel, ☐ dirt, ☐ 2 track trail, ☐ none? (Check one)
(iii) The entity that maintains the road and level of maintenance available yes
(iv) Is the access drive (approach) from the public road properly permitted, constructed, and approved? _____ X _____
c. If public road, answer the following:
(i) Is the access drive (approach) properly permitted, constructed, and accepted by public road entity? _____
If no, the following requirements are lacking: _____
(ii) The road surface is constructed of ☐ pavement, ☐ gravel, ☐ dirt? (Check one)
(iii) The entity that maintains the road and level of maintenance available _____

D. IRRIGATION WATER

- ### E. FUEL TANKS

- ## F. AGRICULTURAL CHEMICALS

- ## G. WEEDS & PESTS

- ## H. LIVESTOCK OPERATIONS

- ## I. REGULATORY COMPLIANCE

- Explain.**

yes

2. In general, do you believe the property has been and is now being farmed in conformity with applicable local, state, and federal conservation compliance requirements, including those of U.S.D.A. and its agencies?

Explain. yes,

3. Describe existing government programs or practices in which you are participating. _____

NRCS

J. HAZARDOUS & TOXIC WASTE

1. Describe any locations on the property where hazardous or toxic waste items have been stored, disposed of, spilled, or dumped. This would include, but not be limited to, the following items:

- Fertilizers, pesticides, chemicals, fuels, lubricants, solvents, paints, coolants, oil wastes, and similar items.
- Containers used to store the above items.
- Tires, batteries, motors, generators, transformers, etc.
- Refrigerators,

2. Describe the location and use of any of the following:

a. Landfills, dump sites, or similar areas.

b. Any active or abandoned oil wells or dry holes on the property.

c. Any sinkholes on the property.

d. Any active or abandoned rail lines on the property.

(Initial appropriate blank)

Yes No Unknown

K. STOCK WATER

1. Are there stock well(s) on property?

If yes, answer the following:

a. Are the water rights permitted and in good order with the State Engineers Office?

b. Well locations _____

c. Age of wells _____

d. Depth of wells _____

e. Wyoming Registration Number _____

f. Type and condition of all well related equipment _____

____ X ____

L. MISCELLANEOUS


1. Describe any structural changes, major repairs and/or improvements which have been made to the property within the last year. 0

2. Describe any current or prior Non-Farm uses of the property.

The above description and statement of condition of the property listed by me with Broker are as I observed them after reasonable inspection. I ACKNOWLEDGE AND AGREE THAT I SHALL IMMEDIATELY INFORM BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME AFTER THIS DATE. I FURTHER INDEMNIFY AND PROTECT ALL AGENTS AND SUBAGENTS FROM ANY AND ALL CLAIMS ARISING FROM MY FAILURE TO COMPLETELY AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE. I HAVE READ THE ABOVE REPRESENTATIONS AND HEREBY EXPRESSLY CONFIRM THEM.

DATED this _____ day of _____.

Seller  Date 12-4-25

Seller  Date 12-4-25

The undersigned prospective Buyer hereby acknowledge receipt of this Addendum. By acknowledgement of this Addendum, Buyer hereby waives any further disclosure as required by Wyoming Statute 34-1-151.

Buyer _____ Date _____

Buyer _____ Date _____