



Seller's Disclosure Statement

Property Address: 4949 Hanes Rd. Vassar, MI 48768
Street City State Zip Code

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the seller disclosure act. This statement is a disclosure of the condition and information concerning the property, known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty or any kind by the seller or by any agent representing the seller in this transaction, and is not a substitute for any inspections or warranties the buyer may wish to obtain. owned the subject property.

Seller's Disclosure: The seller discloses the following information with the knowledge that even though this is not a warranty, the seller specifically makes the following representations based on the seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the seller's agent is required to provide a copy to the buyer or the agent of the buyer. The seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of property. THE FOLLOWING ARE REPRESENTATIONS MADE SOLELY BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE SELLER'S AGENT (S), IF ANY. This information is a disclosure only and is not intended to be part of any contract between buyer and seller.

Instructions to the Seller: (1) Answer all questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check N/A (non-applicable)/ If you do not know the facts, check UNKNOWN, EFFECTIVE JANUARY 8 1994, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	☒	☐	☐	☐	Lawn sprinkler system...	☐	☐	☐	☒
Dishwasher	☐	☐	☐	☒	Water heater	☒	☐	☐	☐
Refrigerator	☒	☐	☐	☐	Plumbing system	☒	☐	☐	☐
Water softener/Conditioner..	☐	☐	☐	☒	Hood/fan	☐	☐	☐	☒
Disposal	☐	☐	☐	☒	Well & Pump	☒	☐	☐	☐
TV antenna, TV rotor & Controls	☐	☐	☒	☐	Septic tank & drain field.	☒	☐	☐	☐
Electrical system.....	☒	☐	☐	☐	Sump pump	☒	☐	☐	☐
Garage door opener & remote control	☐	☐	☐	☒	City water system.	☐	☐	☐	☒
Alarm system.....	☐	☐	☐	☒	City sewer system	☐	☐	☐	☒
Intercom	☐	☐	☐	☒	Central air conditioning ...	☐	☐	☐	☒
Central Vacuum	☐	☐	☐	☒	Wall furnace	☐	☐	☐	☒
Attic fan	☐	☐	☐	☒	Humidifier	☐	☐	☐	☒
Pool heater, wall liner & Equipment	☐	☐	☐	☒	Electronic air filter	☐	☐	☐	☒
Microwave	☐	☐	☐	☒	Solar heating system	☐	☐	☐	☒
Trash compactor	☐	☐	☐	☒	Fireplace & Chimney	☐	☐	☐	☒
Ceiling fan	☒	☐	☐	☐	Wood burning system	☐	☐	☐	☒
Sauna/hot tub	☐	☐	☐	☒	Washer	☒	☐	☐	☐
					Dryer	☒	☐	☐	☐

Explanations (attach additional sheets if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property Conditions, Improvements & Additional Information:

- Basement/Crawlspace:** Has there been evidence of water? Yes ☒ No ☐
If yes, please explain: Drainage tile and French Drain 10 years ago. Nothing since
- Insulation:** Describe if known: _____
Urea Formaldehyde Foam Insulation (UFF) is installed? Unknown ☒ Yes ☐ No ☐
- Roof:** Approximate age if known: 11 years Leaks? 1
Yes ☐ No ☒ If yes, Date of last report/results: 2006
- Well:** Type of well (depth/diameter, age and repair history, if known): 2000
Has the water been tested? Unknown ☐ Yes ☒ No ☐ If yes, Date of last report/results: 2006
- Septic tanks/drain fields:** Condition if known: 2000
- Heating system:** Type/approximate age: 2000

Buyers Initials _____,

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Sellers Initials KEV, DKV

Property Address:

4949 Hanes Rd. Vassar, MI 48768

Street

City,

State,

Zip Code

7. **Plumbing system:** Type: Copper ☐ Galvanized ☐ Other ☒ Any known problems? None
8. **Electrical System:** Any known problems? None
9. **History of infestation:** If any, (termites, carpenter ants, etc.) None
10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property. Unknown ☐ Yes ☐ No ☒
- If yes, please explain: _____
11. **Flood Insurance:** Do you have flood insurance on the property Unknown ☐ Yes ☐ No ☒
12. **Mineral Rights:** Do you own the mineral rights? Unknown ☒ Yes ☐ No ☐
- If the answer to any of these questions is yes, please explain, Attach additional sheets, If necessary: _____

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, subject as walls, fences, roads, and driveways, or other features whose use or responsibility of maintenance may have an effect on the property? Unknown ☐ Yes ☐ No ☒
2. Any encroachments, easements, zoning violations or nonconforming uses? Unknown ☐ Yes ☐ No ☒
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowner's association that has any authority over the property? Unknown ☐ Yes ☐ No ☒
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? Unknown ☒ Yes ☐ No ☐
5. Settling, flooding, drainage, structural, or grading problems? Unknown ☐ Yes ☐ No ☒
6. Major damage to the property from fire, wind, floods, or landslides? Unknown ☐ Yes ☐ No ☒
7. Any underground storage tanks? Unknown ☐ Yes ☐ No ☒
8. Farm or farm operation in the vicinity: or proximity to a landfill, airport, shooting range etc.? Unknown ☐ Yes ☐ No ☒
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? Unknown ☐ Yes ☐ No ☒
10. Any outstanding municipal assessments or fees? Unknown ☐ Yes ☐ No ☒
11. Any pending litigation that could affect the property or the seller's right to convey the property? Unknown ☐ Yes ☐ No ☒

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The seller has lived in the residence on the property from 1999 (Date) to Present 2025 (Date)

The Seller has owned the property since 1999 (Date)

The seller has indicated above the condition of all items based on the information known to the seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing. Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYERS'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller: Kan 7 Vassar

Date: 25 June 2020

Seller: WV

Date: 6/25/2026

Buyer has read and acknowledges receipt of this statement

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Disclaimer: please review both the form and details of the particular transactions to ensure that each section is appropriate for the transaction. Living the Dream Real Estate Team, LLC is not responsible for the use or misuse of the form for misrepresentation of, or warranties made in connection with this form.

Buyers Initials _____

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Sellers Initials DRV

LEAD BASED PAINT SELLER'S DISCLOSURE FORM

Lead Warning Statement

Every purchase of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 4949 Hanes Rd Vassar, MI 48768

- ☐ Housing was built after December 31, 1977, and no further disclosure is required.
☒ Seller has no knowledge and records of lead-based paint and/or lead-based paint hazards in the housing.
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☐ Seller has provided the purchase with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 6-25-26

Seller(s): Karen J. Valer

Date: 6-25-26

ADDENDUM TO SALES CONTRACT LEAD-BASED PAINT

Note: This Addendum must be used in connection with the sale and purchase of residential property built prior to 1978.

Purchaser acknowledges that prior to signing the Sales Contract for property known as 4949 Hanes Rd Vassar, MI, Purchaser has received and reviewed a copy of the *Lead-Based Paint Seller's Disclosure Form* completed by the seller on 6-25-26, 2022, the terms of which are incorporated herein by reference and has received the federally approved pamphlet - *Protect Your Family From Lead In Your Home*.

Check One

☐ Purchaser shall have a 10 day opportunity after the date of this agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. (Federal regulations require a 10 day period or other mutually agreed upon period of time.) If purchaser is not satisfied with the results of this inspection, upon notice from the purchaser to seller within this period, the Sales Contract shall terminate and any deposit shall be refunded to purchaser.

☐ Purchaser hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser(s): _____

Seller(s): Karen J. Valer

Date: _____

Date: 6/25/26

Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to insure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 6-25-26

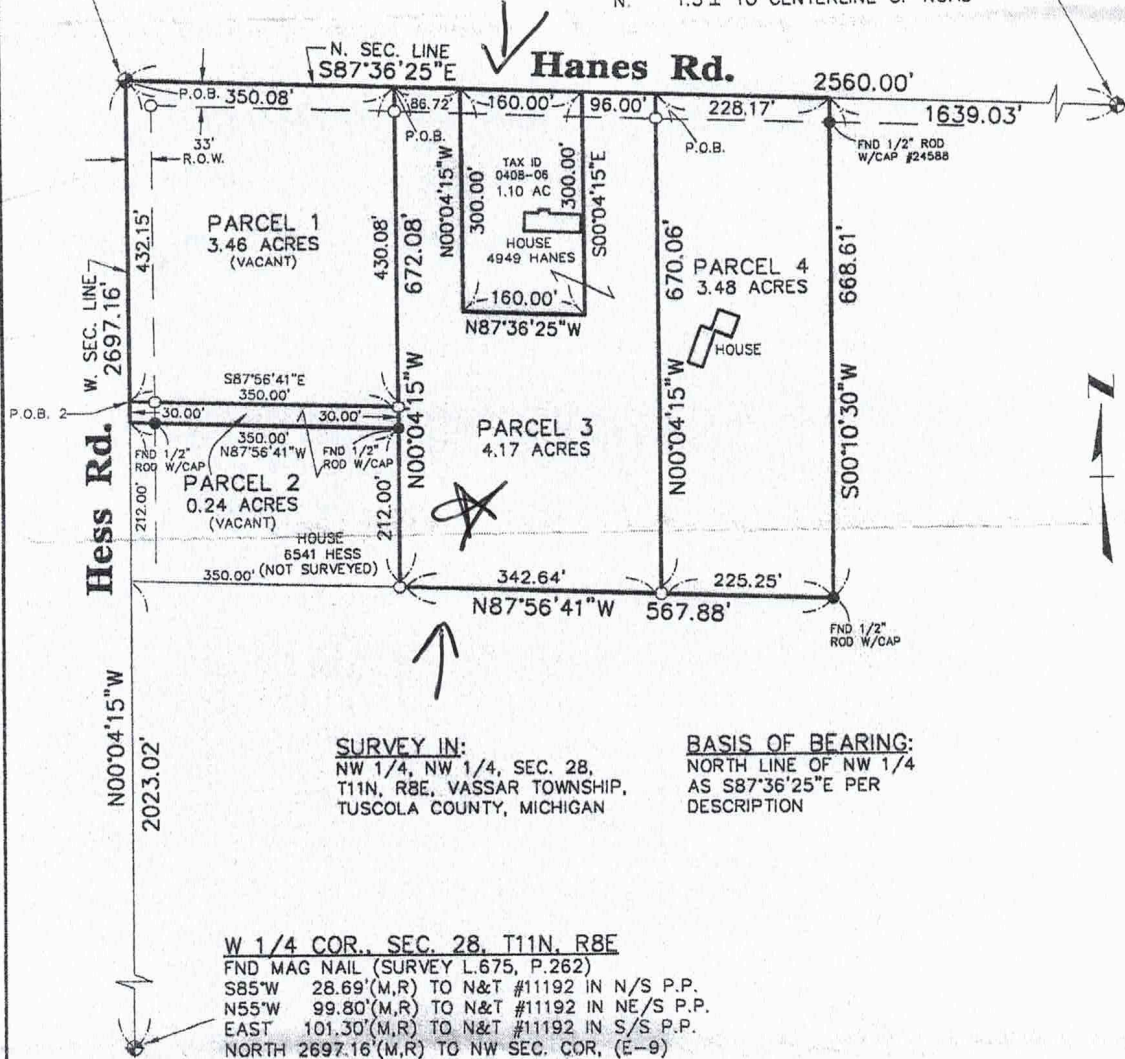
Agent: [Signature]

NW COR., SEC. 28, T11N, R8E

FND 3/4" ROD
NW 54.70'(M) TO N&D IN FACE OF P.P.
SW 59.95'(M) TO PK IN FACE OF P.P.
SE 152.82'(M) SET N&D SW/S P.P.
E 2560.00'(M) TO N 1/4 COR. (F-9)

N 1/4 COR., SEC. 28, T11N, R8E

FND 3/8" ROD
NW 20.85'(M) SET 1/2" ROD W/APEX TRAV. CAP
SW 12.58'(M) SET 1/2" ROD W/APEX TRAV. CAP
NE 17.30'(M) SET 1/2" ROD W/APEX TRAV. CAP
SE 13.10'(M) SET 1/2" ROD W/APEX TRAV. CAP
N. 1.5'± TO CENTERLINE OF ROAD



SURVEY IN:
NW 1/4, NW 1/4, SEC. 28,
T11N, R8E, VASSAR TOWNSHIP,
TUSCOLA COUNTY, MICHIGAN

BASIS OF BEARING:
NORTH LINE OF NW 1/4
AS S87°36'25" E PER
DESCRIPTION

W 1/4 COR., SEC. 28, T11N, R8E

FND MAG NAIL (SURVEY L.675, P.262)
S85°W 28.69'(M,R) TO N&T #11192 IN N/S P.P.
N55°W 99.80'(M,R) TO N&T #11192 IN NE/S P.P.
EAST 101.30'(M,R) TO N&T #11192 IN S/S P.P.
NORTH 2697.16'(M,R) TO NW SEC. COR. (E-9)

Kevin T. Pomaville, P.S. 4001043066

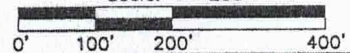
APEX
LAND SURVEYORS, L.L.C.

820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Email apex@apexse.com



LEGEND
● Found Gov't Corner or Monument
○ Set Iron & Cap #4001043066
● Found Corner as Indicated
○ Concrete Monument
⊗ Set/Fnd Chisled X
(R) Recorded (M) Measured (C) Calc. (D) Deeded
(P) Platted
▲ Fnd Mag Nail
△ Set Mag Nail

Scale: 1"=200'



Survey for:

KAREN VOLPP
912 SE 35TH TERRACE
CAPE CORAL, FLORIDA 33904

Drawn by: CAU

Sheet 2 of 2

Survey Date: 8/31/2026

Job No.: 26S0220

CERTIFICATE OF SURVEY

LEGAL DESCRIPTIONS:

PARCEL 1 A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 28, Town 11 North, Range 8 East, Vassar Township, Tuscola County, Michigan described as: Beginning at the Northwest corner of Section 28; thence South 87°36'25" East, 350.08 feet along the North section line; thence South 00°04'15" East, 430.08 feet parallel with the West section line; thence North 87°56'41" West, 350.00 feet to the West section line; thence North 00°04'15" West, 432.15 feet along the West section line to the point of beginning. Containing 3.46 acres and subject to the Rights-of-way for Hanes Road over the North 33 feet thereof and for Hess Road over the West 33 feet thereof.

PARCEL 2 A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 28, Town 11 North, Range 8 East, Vassar Township, Tuscola County, Michigan described as: Commencing at the Northwest corner of Section 28; thence South 00°04'15" East, 432.15 feet along the West section line to the point of beginning; thence South 87°56'41" East, 350.00 feet; thence South 00°04'15" East, 30.00 feet parallel with the West section line; thence North 87°56'41" West, 350.00 feet to the West section line; thence North 00°04'15" West, 30.00 feet along the West section line to the point of beginning. Containing 0.24 acres and subject to the Right-of-way for Hanes Road over the North 33 feet thereof and for Hess Road over the West 33 feet thereof.

PARCEL 3 A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 28, Town 11 North, Range 8 East, Vassar Township, Tuscola County, Michigan described as: Commencing at the Northwest corner of Section 28; thence South 87°36'25" East, 350.08 feet along the North section line to the point of beginning; thence continuing South 87°36'25" East, 86.72 feet along the North section line; thence South 00°04'15" East, 300.00 feet parallel with the West section line; thence South 87°36'25" East, 160.00 feet parallel with the North section line; thence North 00°04'15" West, 300.00 feet parallel with the West section line to the North section line; thence South 87°36'25" East, 96.00 feet along the North section line; thence South 00°04'15" East, 670.06 feet parallel with the West section line; thence North 87°56'41" West, 342.64 feet; thence North 00°04'15" West, 672.08 feet to the point of beginning. Containing 4.17 acres and subject to the Right-of-way for Hanes Road over the North 33 feet thereof.

PARCEL 4 A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 28, Town 11 North, Range 8 East, Vassar Township, Tuscola County, Michigan described as: Commencing at the Northwest corner of Section 28; thence South 87°36'25" East, 692.80 feet along the North section line to the point of beginning; thence continuing South 87°36'25" East, 228.17 feet along the North section line; thence South 00°10'30" West, 668.61 feet; thence North 87°56'41" West, 221.25 feet; thence North 00°04'15" West, 610.06 feet to the point of beginning. Containing 3.48 acres and subject to the Right-of-way for Hanes Road over the North 33 feet thereof.

HOUSE 4949 HANES AND PARCEL 3 COMBINED A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 28, Town 11 North, Range 8 East, Vassar Township, Tuscola County, Michigan described as: Commencing at the Northwest corner of Section 28; thence South 87°36'25" East, 350.08 feet along the North section line to the point of beginning; thence continuing South 87°36'25" East, 342.72 feet along the North section line; thence South 00°04'15" East, 670.06 feet parallel with the West section line; thence North 87°56'41" West, 342.64 feet; thence North 00°04'15" West, 672.08 feet to the point of beginning. Containing 5.27 acres and subject to the Right-of-way for Hanes Road over the North 33 feet thereof.

HOUSE 6541 HESS AND PARCEL 2 COMBINED A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 28, Town 11 North, Range 8 East, Vassar Township, Tuscola County, Michigan described as: Commencing at the Northwest corner of Section 28; thence South 00°04'15" East, 432.15 feet along the West section line to the point of beginning; thence South 87°56'41" East, 350.00 feet; thence South 00°04'15" East, 242.00 feet parallel with the West section line; thence North 87°56'41" West, 350.00 feet to the West section line; thence North 00°04'15" West, 242.00 feet along the West section line to the point of beginning. Containing 1.94 acres and subject to the Right-of-way for Hanes Road over the North 33 feet thereof and for Hess Road over the West 33 feet thereof.

APEX
LAND SURVEYORS, L.L.C.
820 South Huron Road
Linwood, Michigan 48634
Phone (989) 697-2593 Fax (989) 697-2594

Survey for:

KAREN VOLPP
912 SE 35TH TERRACE
CAPE CORAL, FLORIDA 33904

CERTIFICATION STATEMENT:
I, Kevin J. Pamaville, without prejudice, do hereby certify that the map as shown and the survey on which it is based, was performed under my direct supervision and fully complies with all requirements of Public Act 132 of 1970, as amended and that the ratio of closure of the unadjusted field observations is no greater than 1 part in 5000.
4001043066
Kevin J. Pamaville, P.S. 4001043066

Drawn by: CAU Survey Date: 8/31/2026
Sheet 1 of 2 Job No.: 26S0220