Authentisign ID: 82D95748E-A9D3-F111-BF5B-000D3A4FF82A

UTAH ASSOCIATION OF REALTORS®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY CONDITION DISCLOSURE

This is a legally binding document. If not understood, consult an attorney.

SELLER'S AGENT – COMPLETE THIS SECTION ONLY!

SELLER NAME: Estate of Steven W. Strong, ("Seller")

PROPERTY ADDRESS: 1205 Hillcrest Drive, Springville, UT 84663 ("Property")

SELLER'S BROKERAGE: KW Westfield Keller Williams Real Estate ("Seller's Brokerage")

NOTICE

Buyer and Seller are advised that the Seller's Brokerage and its agents are trained in the marketing of real estate. Neither the Seller's Brokerage nor its agents are trained or licensed to provide Buyer or Seller with professional advice regarding the physical condition of any property or regarding legal or tax matters. The Seller's Brokerage and its agents strongly recommend that in connection with any offer to acquire the Property, Buyer retain the professional services of legal and/or tax advisors, property inspectors, surveyors, and other professionals to satisfy Buyer as to any and all aspects of the physical and legal condition of the Property.

If the Buyer's agent/brokerage are providing this document to an unrepresented Seller, the Seller acknowledges and agrees that the Buyer's agent/brokerage represent solely the interests of the Buyer. The Seller acknowledges that the Buyer's agent/brokerage have advised the Seller that the Seller is entitled to be represented by a real estate agent that will represent the Seller exclusively. The Seller has however, elected not to be represented by a real estate agent in this transaction. The Seller further acknowledges and agrees that all actions of the Buyer's agent/brokerage, even those that assist the Seller in performing or completing any of the Seller's contractual or legal obligations, are intended for the benefit of the Buyer exclusively.

INSTRUCTIONS TO SELLER

SELLER IS OBLIGATED UNDER LAW AND UNDER REPC SECTION 7(a), REGARDLESS OF OCCUPANCY, TO DISCLOSE TO BUYERS DEFECTS IN THE PROPERTY AND FACTS KNOWN TO SELLER THAT MATERIALLY AND ADVERSELY AFFECT THE USE AND VALUE OF THE PROPERTY THAT CANNOT BE DISCOVERED BY A REASONABLE INSPECTION BY AN ORDINARY PRUDENT BUYER. This disclosure form is designed to assist Seller in complying with these disclosure requirements.

Please thoroughly disclose your actual knowledge regarding the condition of the Property. The Seller's Brokerage, other real estate agents, and buyers will rely on this disclosure form.

- Complete the remainder of this form.
- Please be specific when describing any past or present problems, malfunctions or defects (location, nature of problem, etc.).
- Use an additional addendum if necessary.
- If a question does not apply to your Property, CHECK THE "N/A" BOX NEXT TO THE QUESTION.

1. OWNERSHIP	YES	NO	N/A
A. How long has the Seller owned the Property? _____ **Years and** 2 _____ **Months**			
B. Does the Seller currently occupy the Property?		☒	
i. If No, when did the Seller last occupy the Property? _____ (Date)			
OR			
[☒] The Seller never occupied the Property			
ii. If the Seller has occupied the Property, approximately how long did the Seller occupy the Property? _____ **Years and** _____ **Months**			
C. Is the Property or any portion of it, currently being used as a rental?		☒	
i. If "Yes", to your knowledge does that use comply with local zoning and restrictive covenants, if any?			
a. If "No", please explain: _____			
ii. During the time the Seller has owned the Property, has the Property ever been rented or leased?		☒	
iii. If "Yes" to your best knowledge, approximately how long was the property rented or leased? _____ **Years and** _____ **Months**			

2. ADDITIONS/REMODELS/COMPLETIONS	YES	NO	N/A
A. With the exceptions of cosmetic upgrades to the Property (such as carpet, paint, wallpaper, etc.), have you remodeled, made any room additions, made structural modifications or other alterations or improvements to the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such remodel/alteration work, were any permits issued, were any permits closed, and who completed the remodel/alteration work: _____ _____ _____ _____			
B. To your knowledge, did any former owners make any additions, structural changes, or alterations to the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such remodel/alteration work, were any permits issued, were any permits closed, and who completed the remodel/alteration work: _____ _____ _____ _____			
C. To your knowledge, did any property managers or tenants make additions, structural changes, or alterations to the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such remodel/alteration work, were any permits issued, were any permits closed, and who completed the remodel/alteration work: _____ _____ _____			

3. USE OF THE PROPERTY	YES	NO	N/A
A. Are you aware of any past or present non-conforming or illegal uses of the Property (such as renting the Property in violation of local zoning laws, or renting the Property without a business license where such license is required)?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such non-conforming or illegal use(s):			
B. Are you aware of any existing or threatened legal action affecting the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such legal action:			
C. Are you you aware of any past or present violations of any local, state, or federal law or regulation, or of any restrictive covenants relating to the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such violations:			
D. To your knowledge, is any portion of the Property presently assessed, for property tax purposes, as "Greenbelt"?		☒	

4. ROOF	YES	NO	N/A
A. Are you aware of any past or present leaks in the roof?	☒		
i. If "Yes", please describe, to your knowledge, the nature and location of any past or present leaks: The roof has leaked in the past. A new roof was installed. There is water damage to the ceiling of multiple rooms. The downstair bathroom has water damage.			
B. Other than leaks, are you aware of any past or present problems or defects with the roof, for example, structural issues, dry rot, moisture and/or ice damage, etc?		☒	
i. If "Yes", please describe, to your knowledge, the nature and location of any past or present problems or defects with the roof:			
C. Has all or any portion of the roof been repaired or replaced during your ownership?		☒	
i. If "Yes", please describe, to your knowledge, when any roof repairs/replacements took place, the nature of any roof repairs/replacements, were any permits issued, were any permits closed, and who completed the roof repairs/replacements:			
D. To your knowledge, are there any written warranties presently in place for the roof?		☒	
i. If "Yes", please attach copies of any warranties in your possession.			

Authentisign ID: 82D95748E-19D3-F111-BF5B-000D3A4FF82A

5. NATURAL GAS, ELECTRICITY, PHONE, TV, INTERNET	YES	NO	N/A
A. Are you aware of any past or present problems with utility service to the Property or with any of the utility service systems, for example, poor phone reception, internet, etc?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any past or present problems with utility service or utility systems: _____ _____			

6. CULINARY WATER Culinary water service for the Property is provided by **(check applicable box below):**	YES	NO	N/A
[ ] Governmental Entity (city, town, water district, etc.).			
A. Name of Governmental Entity water service provider: Springville City			
B. Are you aware of any past or present problems with any water service provided to the Property by the Governmental Entity, i.e., water quality, inadequate or excessive water pressure, etc.?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems: _____ _____			
[ ] Water Company.			
A. Name of Water Company: Springville City			
B. Contact information for Water Company: _____			
C. Please attach a copy of any water share certificates in your possession.			
D. To your knowledge, are water share assessments paid in full?	☒		
E. Are you aware of any past or present problems with any water service provided to the Property by the Water Company, i.e., water quality, inadequate or excessive water pressure, etc.?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems: _____ _____			
[ ] Private Water Right (Well, Spring, ect.).			
A. Is a well, spring, or other water source presently located on the Property?		☒	
B. Do you share a well, spring, or other water source with any other person or entity? If "Yes," please attach a copy of any sharing agreement.		☒	
C. To your knowledge, what is the State Engineer's assigned water right number for your water right? _____-_____			
D. To your knowledge, is your water right represented by a contract with a water conservancy district or other district?		☒	
i. If "Yes", what is the district name and what is the number of the contract? _____ _____			
E. Are you aware of any past or present problems with the water source or water system (for example, water quality, inadequate water pressure, faulty pump, well issues, etc.)?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems: _____ _____			

Authentisign ID: 82D95748E-A9D3-F111-BF5B-000D3A4FF82A

7. IRRIGATION/SECONDARY WATER Irrigation/secondary water service for the Property is provided by **(check applicable box below):**	YES	NO	N/A
[ ] Governmental Entity (city, town, water district, etc.).			
A. Name of Governmental Entity water service provider: _____			
B. Are you aware of any past or present problems with any water service provided to the Property by the Governmental Entity, i.e., water quality, inadequate or excessive water pressure, etc.?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems: _____ _____			
[ ] Water Company.			
A. Name of Water Company: _____			
B. Contact information for Water Company: _____			
C. Please attach a copy of any water share certificates in your possession.			
D. To your knowledge, are water share assessments paid in full?	☒		
E. Are you aware of any past or present problems with any water service provided to the Property by the Water Company, i.e., water quality, inadequate or excessive water pressure, etc.?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems: _____ _____			
[ ] Private Water Right (Well, Spring, ect.).			
A. Is a well, spring, or other water source presently located on the Property?		☒	
B. Do you share a well, spring, or other water source with any other person or entity? If "Yes," please attach a copy of any sharing agreement.		☒	
C. To your knowledge, what is the State Engineer's assigned water right number for your water right? _____-_____			
D. To your knowledge, is your water right represented by a contract with a water conservancy district or other district?		☒	
i. If "Yes", what is the district name and what is the number of the contract? _____ _____			
E. Are you aware of any past or present problems with the water source or water system (for example, water quality, inadequate water pressure, faulty pump, well issues, etc.)?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems: _____ _____			

8. SEWER/SEPTIC TANK	YES	NO	N/A
A. Sewer for the Property will be provided by (check applicable box): [X] Public Sewer [ ] Septic/Holding Tank			
B. If Public Sewer, who is the Public Sewer provider? Springville City			
C. Are you aware of any past or present problems with the sewer or septic/holding service or components, for example, broken sewer lines, consistently slow or clogged drains, etc?		X	
i. If "Yes", please describe, to your knowledge, the nature of any such problems: _____ _____			
D. To your knowledge, has the sewer lateral line or septic/holding tank been repaired or replaced?		X	
i. If "Yes", please describe, to your knowledge, the nature of the repair or replacement, when it was repaired or replaced, and who performed the repair or replacement: _____ _____			
E. If the Property is serviced by a septic/holding tank, to your knowledge, has the tank been inspected and/or pumped within the past five years?			X
i. If "Yes", please describe, to your knowledge, how many times the spectic/holding tank has been inspected and/or pumped within the past five years? _____			
ii. Please provide the name, address, and phone number of the person and/or company that last serviced the septic/holding tank. (Name)_____ (Address)_____ (Phone)_____.			
F. If the Property is serviced by a septic/holding tank, please describe the location of the septic tank and where it may be accessed to be inspected/pumped: _____			X X

9. HEATING/COOLING	YES	NO	N/A
A. Are you aware of any past or present problems with any of the heating or air-conditioning equipment, components or systems, for example, baseboard heating unit doesn't work, inadequate forced air from specific vent, etc?		X	
i. If "Yes", please describe, to your knowledge, the nature of any such problems: _____ _____			
B. Has the evaporative cooling system been winterized? (water shut off, drained, etc.)	X		
i. If "Yes", explain what has been done: _____ _____			
C. Are any of heating/cooling equipment in place on the Property not owned by Seller (i.e. leased or tenant owned)?		X	
i. If "Yes", please describe what equipment is not owned by Seller: _____			

10. EQUIPMENT	YES	NO	N/A
A. Are you aware of any past or present problems with any of the following: air purifier, audio system, central vacuum, computer network, fire sprinkling system, automatic garage door opener, humidifier, intercom, media system, satellite dish & components, security system, smart home system, smoke alarm, tv antenna, water heater, water purifier, water softener, range hood, attic vent fans, bathroom vent fans, or propane tanks?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems, for example, audio system doesn't work, central vacuum doesn't work, etc? _____ _____			
B. Is any of the equipment in place on the Property listed in Section 10 (A) not owned by Seller (i.e. leased or tenant owned) or being financed by Seller?			
i. If "Yes", please describe which equipment is not owned or being financed by Seller: _____			

11. APPLIANCES	YES	NO	N/A
A. Are you aware of any past or present problems with any of the following: dishwasher, disposal, dryer, freezer, indoor grill, microwave, oven, range, refrigerator, trash compactor, ice machine, or washer?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems, for example, disposal doesn't work, etc.? _____ _____			
B. Are any of the appliances in place on the Property listed in Section 11 (A) not owned by Seller (i.e. leased or tenant owned)?		☒	
i. If "Yes", please describe which appliances are not owned by Seller: _____			

12. FIREPLACES/STOVES	YES	NO	N/A
A. Are you aware of any past or present problems with any of the following: fireplace insert, gas fireplace, gas fireplace starter, woodburning fireplace, potbelly/wood stove, or pellet stove?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems, for example, gas fireplace starter doesn't work, damper not working, etc.? _____ _____			
B. Are any of the fireplaces/stoves in place on the Property listed in Section 12 (A) not owned by Seller (i.e. leased or tenant owned)?		☒	
i. If "Yes", please describe which equipment is not owned by Seller: _____ _____			

13. INTERIOR FEATURES	YES	NO	N/A
A. Are you aware of any past or present problems with any of the interior features, including but not limited to, ceiling fans, dumb waiter, elevator, flooring (stone, marble, hardwood, etc.), jetted bathtub(s), indoor pool, spa/hot tub, sauna, skylights, steam room/shower, or wet bar?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems, for example, jetted bathtub doesn't work, skylights leak, etc.? _____ _____			
B. Are any of the interior features in place on the Property not owned by Seller (i.e. leased or tenant owned)?		☒	
i. If "Yes", please describe which interior features are not owned by Seller: _____			

14. EXTERIOR & EXTERIOR FEATURES	YES	NO	N/A
A. Are you aware of any past or present problems with any of the exterior features, including but not limited to, gas barbeque, propane tank(s), heated driveway or walkway, lawn sprinkler system, pool, spa/hot tub, roof heat tape, or rain gutters?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems, for example, spa/hot tub leaks, heated driveway only works on portion of driveway, etc.: _____ _____			
B. With the exception of regular maintenance of the exterior surfaces of the Property (painting, staining, etc.), are you aware of any past or present problems with any portion of the exterior, for example, moisture damage behind stucco, etc?		☒	
i. If "Yes" please describe, to your knowledge, the nature of any such problems: _____ _____			
C. Has the outdoor sprinkler system been winterized? (water shut off, pipes drained, etc.)		☒	
i. If "Yes", please describe what has been done: _____ _____			
D. Are any of the exterior features not owned by Seller (i.e. leased or tenant owned)?		☒	
i. If "Yes", please describe which exterior features are not owned by Seller: _____			

15. TERMITES/DRY ROT/PESTS	YES	NO	N/A
A. Are you aware of any past or present problems with termites, dry rot, rodents, or pests on or affecting the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature and location of any such problems: _____ _____			
B. Are you aware of any damage to the Property caused by termites, dry rot, rodents, or pests?		☒	
i. If "Yes" please describe, to your knowledge, the nature and location of any such damage, and any efforts to mitigate such damage: _____ _____			
C. To your knowledge, are there any written warranties or other termite or pest control coverage presently in place for the Property?		☒	
i. If "Yes" please attach any copies of such warranties in your possession.			

16. STRUCTURAL ITEMS & SOILS	YES	NO	N/A
A. Are you aware of any settlement or heaving of soil on the Property or on any adjoining Property (collapsible or expansive soils, poorly compacted fill)?		☒	
i. If "Yes", please describe, to your knowledge, the nature and location of any settlement or heaving of soil: _____ _____			
B. Are you aware of any sliding or earth movement on the Property or on any adjoining Property (landslides, falling rocks, debris or mud flows)?		☒	
i. If "Yes", please describe, to your knowledge, the nature and location of any such shifting, problems, etc: _____ _____			
C. Are you aware of any past or present movement, shifting, deterioration, or other problems with the walls or foundation?		☒	
i. If "Yes", please describe, to your knowledge, the nature and location of any such shifting, problems, etc: _____ _____			
D. To your knowledge, does any portion of the Property contain any subsurface debris that has been buried, covered or abandoned, including, but not limited to, any discarded or abandoned construction materials, concrete, footings or foundations, underground tanks, trash, etc?		☒	
i. If "Yes", please describe the nature and location of such subsurface debris: _____ _____			
E. Please describe, to your knowledge, any action taken to repair or mitigate any of the issues described in 16A through 16D: _____ _____			☒ ☒ ☒
F. Are you aware of any geologic, soils, or engineering reports that have been prepared for the Property?		☒	
i. If "Yes", please attach a copy of any such reports in your possession.			

17. BOUNDARIES & EASEMENTS	YES	NO	N/A
A. Do you know if anything on your Property (such as a fence, deck, or any other improvement) encroaches (extends) onto any adjoining property?		☒	
i. If "Yes", please describe, to your knowledge, the nature and approximate location of any such encroachment:			
B. Do you know if anything on any adjoining property (such as a fence, deck, or any other improvements) encroaches onto your Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature and approximate location of any such encroachment:			
C. Are you aware of any boundary disputes or conflicts involving your Property and any adjoining property or properties?		☒	
i. If "Yes" please describe, to your knowledge, the nature and location of any such boundary disputes or conflicts:			
D. Are you aware of any unrecorded easements affecting the Property?		☒	
i. If "Yes" please describe, to your knowledge, the nature and approximate location of any such easement:			

18. ELECTRICAL	YES	NO	N/A
A. Are you aware of any past or present problems with any electrical switches, outlets, and/or any portion of the electrical system?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such problems:			

19. MOLD	YES	NO	N/A
A. With the exception of any occasional accumulation of mold and mildew in bathroom shower, tub and sink areas, are you aware of any past or present mold on walls, ceilings, floors, or any other interior portion of the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such mold:			
B. Have you had the Property inspected for the existence of any mold?		☒	
i. If "Yes", please describe, to your knowledge, the results of the inspection, and attach copies of any inspection reports in your possession:			

Authentisign ID: 82D95748E-19D9-F111-BF5B-000D3A4FF82A

20. OTHER MOISTURE CONDITIONS	YES	NO	N/A
A. In reference to the basement and/or crawlspace, are you aware of any past or present water leakage, water accumulation or dampness?	☒		
i. If "Yes", please describe, to your knowledge, the nature of any past or present water leakage, water accumulation or dampness: The downstairs bathroom			
B. Are you aware of any past or present water or moisture-related damage caused by: flooding; lot drainage; moisture seepage or condensation; sewer overflow/backup; leaking or broken pipes, pipe fittings, or plumbing fixtures; or leaking appliances, fixtures, or equipment?		☒	
i. If "Yes", please describe, to your knowledge, the nature and location of any such water or moisture-related damage:			
C. To your knowledge, has the main water line been repaired or replaced?		☒	
i. If "Yes", please describe, to your knowledge, the nature of the repair or replacement, when the main water line was repaired or replaced, and who performed the repair or replacement:			
D. Please describe, to your knowledge, any attempts to repair any moisture-related damage and/or to prevent any recurrence of water and moisture-related problems on the Property:			
E. Are you aware of any wetlands located on the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature and location of any wetlands on the Property:			
F. Are you aware of any attempts to mitigate any wetland issues through the Army Corps of Engineers?		☒	
i. If "Yes", please describe:			
G. To your knowledge, is the Property located in a floodplain?		☒	
H To your knowledge, is any portion of the Property subject to standing water or flooding?		☒	
i. If "Yes", please describe:			

21. HAZARDOUS CONDITIONS	YES	NO	N/A
A. With the exception of methamphetamines (see Section 21.C below), are you aware of any past or present hazardous conditions, substances, or materials on the Property, such as asbestos, lead-based paint, methane gas, radon gas, radioactive or toxic materials, or ureaformaldehyde foam insulation, buried storage tanks and lines?		☒	
i. If "Yes", please describe, to your knowledge, the nature of any such hazardous conditions: _____ _____			
B. Please describe, to your knowledge, any attempts to mitigate any such hazardous condition(s): _____ _____			
C. To your knowledge, is the Property currently contaminated from the use, storing, or manufacturing of methamphetamines?		☒	

22. HOMEOWNERS ASSOCIATION	YES	NO	N/A
A. Is the Property part of a condominium or other homeowner's association (HOA)?		☒	
i. If "Yes", to your knowledge, is the Property part of multiple HOAs?			☒
B. Please describe the HOA payment amount, frequency, and what utilities and/or services are included: _____ _____			
C. Does the HOA(s) levy dues or assessments for maintenance of common areas and/or other common expenses?			☒
D. Some HOAs, special improvement districts and/or other specially planned areas, under their governing documents, charge a fee that is due to such entity as a result of the transfer of title to the Property from Seller to Buyer. Such change of ownership fees are sometimes referred to as transfer fees, community enhancement fees, HOA reinvestment fees, etc. Regardless of what the change of ownership fee is titled, to your knowledge, does the HOA charge such a fee?			☒
i. If "Yes", please describe, to your knowledge, the HOA change of ownership amount: _____			
E. For questions regarding the HOA(s), including past, present or future dues or assessments, or regarding financial statements, bylaws, HOA meetings and minutes, information may be obtained from the following: (Name) _____ (Phone) _____			☒
(Website) _____ (Email) _____			☒
F. Are you aware if the HOA(s) has been involved any past or ongoing lawsuits or litigation?			☒
i. If "Yes", please describe, to your knowledge, any information regarding the timing and nature of the lawsuit(s): _____ _____			☒ ☒ ☒
G. For information about The Office of the Homeowner's Association Ombudsman, Buyer is advised to go to https://commerce.utah.gov/hoa/			

23. PUBLIC INFRASTRUCTURE DISTRICT	YES	NO	N/A
A. Are you aware if the Property is located within a public infrastructure district (PID)?		☒	
B. Are you aware of any ongoing property tax obligations because of the PID's issuance of a limited tax bond?		☒	
i. If "Yes", please describe, to your knowledge, the nature and amount owed on a annual basis: _____ _____			

24. UNPAID ASSESSMENTS	YES	NO	N/A
A. Are you aware of any HOA, municipal, special improvement district, PID or other assessments that are presently owing against the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature and amount owed: _____ _____			
B. Are you aware of any potential HOA, municipal, special improvement district or PID assessments that may be pending approval?		☒	
i. If "Yes", please describe, to your knowledge, the pending special assessments that have not yet been approved: _____ _____			
C. Are you aware of any HOA, municipal, special improvement district or PID assessments that have been approved but not yet levied against the Property?		☒	
i. If "Yes", please describe, to your knowledge, the nature and amount of any such approved, but not yet levied, assessments: _____ _____			

25. INSURANCE	YES	NO	N/A
A. During your ownership of the Property, have you filed any insurance claims based on loss or damage to the Property?		☒	
B. If the Property is part of a condominium or other homeowner's association, do you know if the HOA has filed any insurance claims for loss or damage to any portion of the development?		☒	☒
i. If "Yes", please describe, to your knowledge, the nature of any such claims: _____ _____			

26. ENERGY EFFICIENCY	YES	NO	N/A
A. During your ownership of the Property, have you had an independent energy efficiency assessment of the Property conducted by an individual or entity that specializes in such assessments?		☒	
i. If "Yes", please attach a copy of the assessment if available.			
B. During your ownership of the Property have any energy efficiency improvements (such as added insulation, sealing air leaks, efficient lighting, efficient windows, or efficient heating or cooling systems) been made to the property?		☒	
i. If "Yes", please describe, to your knowledge, the general nature of the improvements: _____ _____			

Authentisign ID: 82D95748E-19D3-F111-BF5B-000D3A4FF82A

27. SOLAR PANEL SYSTEM	YES	NO	N/A
A. To your knowledge, does the Property have a Solar Panel System ("System") that supplies power to the Property? If "Yes", please respond to Sections 27 (B) through (H) below as applicable.		☒	
B. To your knowledge, when was the System installed? _____ (year)			
C. The contact information for the solar company is as follows: (Name) _____ (Address) _____ (Phone)_____ (Website) _____			
D. The financial status of the System is (check applicable box): [ ] Owned free and clear [ ] Subject to an existing lease agreement ("Lease") [ ] Subject to a power purchase agreement ("PPA") [ ] Financed by an unpaid loan ("System Financing")			
E. If subject to a Lease, PPA, or System Financing please attach a copy of the applicable documentation.			
F. If subject to a Lease, PPA or System Financing, the contact information for the company servicing the financing is as follows: (Name) _____ (Phone) _____ (Address) _____			
G. Are you aware of any past or present problems with the System and its individual components (including, but not limited to, solar panels, inverters, charge controllers, batteries, battery charge controller, backup generator, solar array disconnect, power meter, and/or power converter and cables)?		☒	
i. If "Yes," please describe the nature of the problem(s), including when you experienced such problem, the component(s) affected, any information you received, attempt(s) made to remediate the problem, and whether, to your knowledge, the problem has been resolved: _____ _____			
H. Please provide any information in your possession on any maintenance or repairs that have been completed on the System, including dates, the company performing any services, any components that have been replaced, and a brief description of any work performed. _____ _____			

28. ALTERNATE/ADDITIONAL POWER SYSTEMS (OTHER THAN SOLAR)	YES	NO	N/A
A. To your knowledge, does the Property have an alternate/additional power system (other than solar) that supplies power to the Property or power company such as wind or generator?		☒	
i. If "Yes", what type(s) of alternate power source(s) do you have? [ ] Wind [ ] Generator [ ] Other _____			
B. Are you aware of any past or present problems with the alternate/additional power system(s) and its individual components?		☒	
i. If "Yes," please describe the nature of the problem(s), including when you experienced such problem, the component(s) affected, any information you received, attempt(s) made to remediate the problem, and whether, to your knowledge, the problem has been resolved: _____ _____			

Authentisign ID: 82D95748E-A9D3-F111-BF5B-000D3A4FF82A

C. Is the equipment for the alternate/additional power system(s) leased or financed?			☒
D. For questions regarding the alternate/additional power system(s), information may be obtained from the following:			☒
(Name) _____ (Phone) _____			☒
(Address) _____			☒
E. A copy of the documentation for the alternate/additional power system lease, power purchase agreement, or financing, if applicable, is attached.			☒

29. ADDITIONAL DISCLOSURES

A. Please disclose any additional material information that you are aware of and/or please clarify any disclosures made above:

Authentisign ID: 82D95748E-19D3-F111-BF5B-000D3A4FF82A

SQUARE FOOTAGE/ACREAGE

The source(s) of the square footage figures used in marketing of the house and related improvements at the Property is/are the following (check applicable box):

[X] County Records [ ] Appraisal [ ] Building Plans [ ] Other (explain)_____.

County Records are not intended to be used by Buyer as the primary source of information regarding the square footage of the house and related improvements. Seller represents that any figures provided by Seller in any documents regarding the square footage or acreage of the Property are not based on any personal measurement by Seller. If the square footage or acreage of the Property is of material concern to Buyer, Buyer is advised to verify the square footage or acreage through any independent sources or means deemed appropriate by Buyer. BUYER IS ADVISED NOT TO RELY ON SELLER, THE SELLER'S BROKERAGE, OR ANY AGENTS OF THE SELLER'S BROKERAGE FOR A DETERMINATION REGARDING THE SQUARE FOOTAGE OR ACREAGE OF THE PROPERTY.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA")

The sale or other disposition of a U.S. real property interest by a foreign person is subject to income tax withholding under FIRPTA. A "foreign person" may include a non-resident alien individual, foreign corporation, foreign partnership, foreign trust and foreign estate. If FIRPTA applies to you as the Seller of the Property described in this disclosure form, the Buyer or other qualified substitute may be legally required to withhold a substantial percentage of the total purchase price for the Property, as required by law, at closing and remit that amount to the IRS. Seller warrants and represents to Buyer that Seller IS NOT a "foreign person" as defined in the Internal Revenue Code and its associated regulations, unless checked below.

[ ] Seller warrants and represents to Buyer that Seller IS a "foreign person" as defined in the Internal Revenue Code and its associated regulations.

VERIFICATION BY SELLER

Seller verifies that Seller has prepared this disclosure form and that the information contained herein is accurate and complete to the best of Seller's actual knowledge as of the date signed by Seller below. SELLER UNDERSTANDS AND AGREES THAT SELLER WILL UPDATE THIS DISCLOSURE FORM IF ANY INFORMATION CONTAINED HEREIN BECOMES INACCURATE OR INCORRECT IN ANY WAY. Seller authorizes the Seller's Brokerage to provide copies of this disclosure form to prospective buyers, and to real estate brokers and agents. This disclosure form is not a warranty of any kind. If Buyer and Seller enter into a sales contract for the Property, and such sales contract includes, excludes, or warrants the condition of any item referenced herein, then to the extent there is a conflict between the sales contract and any representations contained herein, the terms of the sales contract shall control.

Seller: Layton R. Strong, Personal Representative Date: 10/28/2026 Sellerr: _____ Date: _____

Estate of Steven W. Strong **Karen Strong**

ACKNOWLEDGEMENT OF RECEIPT BY BUYER

Buyer's signature below acknowledges Buyer's receipt of a copy of this disclosure form.

BUYER IS ADVISED NOT TO RELY ON THE SELLER'S BROKERAGE, OR ON ANY AGENTS OF THE SELLER'S BROKERAGE, FOR A DETERMINATION REGARDING THE PHYSICAL OR LEGAL CONDITION OF THE PROPERTY, including, but not limited to, legal uses of the Property, the condition of any appliances, heating/cooling equipment and systems, plumbing and electrical fixtures and equipment, moisture or other problems in the roof or foundation, sewer problems, the availability and location of utilities, the exact square footage or acreage of the Property, or the location of property lines.

Buyer: _____ Date: _____ Buyer: _____ Date: _____

This form is COPYRIGHTED by the UTAH ASSOCIATION OF REALTORS® for use solely by its members. Any unauthorized use, modification, copying or distribution without written consent is prohibited. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE SPECIFIC LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

COPYRIGHT© UTAH ASSOCIATION OF REALTORS® 1994 - REVISED – 3.3.2026 – ALL RIGHTS RESERVED UAR FORM 10