OKLAHOMA REAL ESTATE COMMISSION This is a legally binding Contract, if not understood, seek solvice from an attorney. ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES

following items (as applicable) have been disclose	ed and/or delivered and hereby confirmed:
	okor providing brokerage services to the Buyer has described and he Buyer prior to the Buyer signing this Contract.
 (Applicable for in-house transactions of brokerage services to both Parties to ti 	only) Buyer actinowledges and confirms that the broker is providing the transaction prior to the Parties signing this Contract.
Buyer acknowledges receipt of Residential Pri residential real property improved with not less the 831-839:	operty Condition Disclosure or Disclaimer Form (as applicable to an one nor more than two dwelling units) pursuant to Title 80 O.S., Section
 Buyer has received a Residential Property and dated within 180 days of receipt. 	Condition Disclosure Statement Form (completed and signed by the Selfe
	Condition Disclaimer Statement Form (completed and signed by the Self
This transaction is exempt from disclosure	requirements pursuant to Title 60, O.S., Section 838.
☐ Disclosure not required under the Residen	
Buyer acknowledges receipt of Lead-Based P constructed before 1978)	alnt/Hazardo Disclosures with Appropriate Acknowledgment (if property
Buyer has signed the "Disclosure of Inform been signed and dated by Seller and ap Pamphlet titled "Protect Your Family From I	nation on Lead-Based Paint and Lead-Based Paint Hazards" form, which in pliceble Licensee(s), and has also received a copy of the Lead-Based Pa Lead in Your Home."
Property was constructed in 1978 or there	after end is exempt from this disclosure.
☐ The subject of this transaction is not a re Hazards.	esidential dwelling and does not require a disclosure on Lead-Based Pai
	e and further, Buyer acknowledges receipt of Estimate of Costs viedges that a Contract Information Booklet has been made availat
Buyer Name (Printed):	Buyer Name (Printed):
Buyer Signature:	Buyer Signature:
	Delied:
Seller acknowledges and confirms that the Bridisclosed their duties and responsibilities to the Bridisclosed their duties and responsibilities to the Bridischie for In-house transactions only)	oker providing brokerage services to the Seller has described and the Seller prior to the Seller signing this Contract. Seller acknowledges and confirms that the broker is providing ansaction prior to the Parties signing this Contract.
to the second se	te of Costs associated with this transaction and that a Contract
	Kec Seller Name (Printed):
Galat Strain pro . A	Seller Signature:
Dated: 9/22/24	Dateti:
Dates 17-57-7	
LABOR.	

This form was created by the Oldahoma Real Estate Contract Form Committee and approved by the Oldahoma Real Estate Commission.

OREC CONFIRMATION OF DISCLOSURES (11-2014)

OKLAHOMA REAL ESTATE COMMISSION

RESIDENTIAL PROPERTY CONDITION DISCLOSURE EXEMPTION FORM IDENTIFICATION OF EXEMPT TRANSFER

 □ 1. Transfer pursuant to Court Order, including but not limited to, a transfer pursuant to a writ of execution, a transfer pursuant to an Order for partition; □ 2. Transfer to a mortgages by a mortgagor or successor in interest who is in default, transfer by any foredocure after default in an obligation secured by a mortgage, transfer by a mortgage's sale under a power of sale of default in an obligation secured by any instrument containing a power of sale, or transfer by a mortgage has acquired the real property at a sale conducted pursuant to a power of sale or a sale pursuant to a decreor foredosure or has acquired the real property by deed in lieu of foredosure; □ 3. Transfer by a fiduciary who is not an owner occupant of the subject property in the course of the administration a decedent's estate, guardianship, conservatorship or trust; □ 4. Transfer from one co-owner to one or more other co-owners; □ 5. Transfer made to a spouse, or to the person or persons in the lineal line of consangulatity of one or more or owners; □ 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or a property settlement agreement incidental to such a decree; □ 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse; □ 8. Transfer or exchanges to or from any governmental entity; or □ 9. Transfer of a newly constructed, previously unoccupied dwelfing. The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of property. Seller's Signature Date: □ Date: □ Date: 		box applic	ery of eige	a brobarry	which is k) is belgoc	street add	iress):				
by emilinent domain, and a transfer pursuant to an Order for partition; 2. Transfer to a mortgage by a mortgager or successor in interest who is in default, transfer by any foredosure after default in an obligation secured by an mortgage, transfer by a mortgage's sale under a power of sale, or transfer by a mortgage has soquired the real property at a sale conducted pursuant to a power of sale or a sale pursuant to a decreation or has acquired the real property by deed in lieu of foredosure; 3. Transfer by a fliduciary who is not an owner occupant of the subject property in the course of the administration a decedent's estate, guardianship, conservatorship or trust; 4. Transfer from one co-owner to one or more other co-owners; 5. Transfer made to a spouse, or to the person or persons in the lineal line of consanguinity of one or more of owners; 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or a property settlement agreement incidental to such a decree; 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse; 8. Transfer or exchanges to or from any governmental entity; or 9. Transfer of a newly constructed, previously unoccupied dwelling. Property. Calculate the samption marked above is a true and accurate statement regarding the transfer of property.	About 100 to			*								
after default in an obligation secured by a mortgage, transfer by a mortgagee's sale under a power of sale a default in an obligation secured by any instrument containing a power of sale, or transfer by a mortgagee of has acquired the real property at a sale conducted pursuant to a power of sale or a sale pursuant to a decree foreclosure or has acquired the real property by deed in lieu of foreclosure; 3. Transfer by a fiduciary who is not an owner occupant of the subject property in the course of the administration a decedent's estate, guardianship, conservatorship or trust; 4. Transfer from one co-owner to one or more other co-owners; 5. Transfer made to a spouse, or to the person or persons in the lineal line of consanguinity of one or more or owners; 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or a property satisfer and agreement incidental to such a decree; 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse; 8. Transfer or exchanges to or from any governmental entity; or 9. Transfer of a newly constructed, previously unoccupied dwelling. The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of Property.	□1.	Transfer [oursuant to	Court On	der, includ	ling but not vant to an	i limited id Order for	o, a transfer p partition;	urtuar	t to a wr	it of exe	cution, a tr
a decedent's estate, guardianship, conservatorship or trust; 4. Transfer from one co-owner to one or more other co-owners; 5. Transfer made to a spouse, or to the person or persons in the lineal line of consanguinity of one or more or owners; 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or a property settlement agreement incidental to such a decree; 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse; 8. Transfer or exchanges to or from any governmental entity; or 9. Transfer of a newly constructed, previously unoccupied dwelling. The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of Property. Date: 9/23/24	□2.	after defa default in has acqui	o na ni liu an obligat an edi ber	bligation s tion secure at property	secured by ed by any / at a sale	/ a moriga; Instrumen conducted	ge, transfe et containi d cursuan	er by a morto ng a power of t to a power	agee's of sale, of sale	sale un	der a po der by a	wer of sal mortgage
 □ 5. Transfer made to a spouse, or to the person or persons in the lineal line of consangularity of one or more or owners; □ 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or a property settlement agreement incidental to such a decree; □ 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse; □ 8. Transfer or exchanges to or from any governmental entity; or □ 9. Transfer of a newly constructed, previously unoccupied dwelling. The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of Property. Beller's Signature Date: 9/23/24 	13 .	Transfer to a decede	ny a fiducia nt's estate,	ury who is , guardian:	not an ow ship, cons	ner occupa ervatorship	unt of the p or trust;	subject prope	erty In t	he cours	e of the	administra
owners; 6. Transfer between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or a property settlement agreement incidental to such a decree; 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse; 8. Transfer or exchanges to or from any governmental entity; or 9. Transfer of a newly constructed, previously unoccupied dwelling. The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of Property. Seller Seignature Date: 9/23/24	4.	Transfer f	rom one c	o-owner to	one or m	ore other	o-owners	i,				
a property settlement agreement incidental to such a decree; 7. Transfer made pursuant to mergers and from a subsidiary to a parent or the reverse; 8. Transfer or exchanges to or from any governmental entity; or 9. Transfer of a newly constructed, previously unoccupied dwelling. The Sellier acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of Property. Seller's Signature Date: 9/23/24	□ 5.	Transfer rowners;	nade to a	spouse, o	r to the p	erson or p	ersons in	the lineal line	of co	nsengulr	alty of or	e or more
8. Transfer or exchanges to or from any governmental entity; or 9. Transfer of a newly constructed, previously unoccupied dwelling. The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of Property. Seller Signature Date: 9/23/24	□ 6.	Transfer based a property	etween sp / settlemer	ouses res it agreemo	ulting from ent incider	n a decree ntal to such	of dissolu 1 a decret	tion of marria 3;	ge or a	decree o	of legal s	eparation
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9. Transfer of a newly constructed, previously unoccupied dwelling. The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of Property. Seller Signature Date: 9/23/24	□ s.	Transfer o	r exchang	es to or In	om any go	vernment	al entity; o).				
The Seller acknowledges that the exemption marked above is a true and accurate statement regarding the transfer of Property. Seller's Signature Date: $9/23/24$							_					
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Seller's Signature Date: 9/23/24 Date: 9/23/24	r ropony.			- Marian Company								
Seller's Signature Date: 1/23/24	m. therefore		GAT							1/20	د د ا	
Seller's Signature	Seller-s Sig	mature							ate:	4/23	124	
Seller's Signature												
	Seller's Sig	jnature					************		Date:			
BUYER'S ACKNOWLEDGMENT												
		- 1				2 1				- 4		
Note: The Buyer is urged to carefully inspect the Property and to have the Property inspected by an expert. The I	Note: The	Buyer Is ges the Bu	urged to c ryer has re	ærefully fr ad and re	rspect the scalved a	Property signed cor	and to h	ave the Prop Exemption F	orty In	spected	by an e	xpert. Th
Note: The Buyer is urged to carefully inspect the Property and to have the Property inspected by an expert. The tacknowledges the Buyer has read and received a signed copy of this Exemption Form.	acknowled	ges the Bu	yer has re	ad and re	ceived a	signed cop	and to h	Exemption F	orm.			expert. Th
Note: The Buyer is urged to carefully inspect the Property and to have the Property inspected by an expert. The i	acknowled	ges the Bu	yer has re	ad and re	ceived a	signed cop	and to h	Exemption F	orm.			expert. Th
Note: The Buyer is urged to carefully inspect the Property and to have the Property inspected by an expert. The tacknowledges the Buyer has read and received a signed copy of this Exemption Form.	acknowled Buyer's Sig	ges the Bu	yer has re	ead and re	eceived a	signed cop	by of this	Exemption F	orm. Date:	18 minutes 18 mi		expert. Th

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.

DREC FPCD EXEMPTION FORM (11-2009)

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser 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 from 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 from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sel	ler's Disc	osure			
(a)	Presence	of lead-based paint an	d/or lead-based	paint hazards (check (I) or (II) below):	
				ased paint hazards are present in the	housing
>>				paint and/or lead-based paint hazard	s in the housing
(b)	Records	and reports available to	the seller (check	c.(i) or (ii) below):	
	(1)	Seller has provided the based paint and/or lea	e purchaser with ad-based paint h	all available records and reports per azards in the housing (list documents	taining to lead- i below).
>>	(II) MS/	Seller has no reports of hazards in the housing	or records pertain	ling to lead-based paint and/or lead-	based paint
Pur	chaser's/	Acknowledgment (Initia	al)		
(c)		Purchaser has received	d copies of all in	formation listed above.	
(d)		Purchaser has received	d the pamphlet I	rolect Your Family from Lead in Your H	ome.
(e)	Purchase	r has (check (i) or (ii) be			
	(i)	received a 10-day opp ment or inspection for	ortunity (or muta the presence of	rally agreed upon period) to conduct lead-based paint and/or lead-based	a risk assess- paint hazards; or
	(11)	waived the opportunit lead-based paint and/	y to conduct a r or lead-based pa	isk assessment or inspection for the inth hazards.	presence of
Age	ents Ada	owiedgment (initial)			
(f)	TDL			elier's obligations under 42 U.S.C. 48 re compliance.	152d and Is
Cen	tification	of Accuracy			
The	following mation th	parties have reviewed the ey have provided is true :	e Information abo and accurate.	ve and certify, to the best of their know	ledge, that the
	SA	-	9/22/24		
Self	: 60		Date	Seller	Date
	haser y D. Lipp	ard	Date	Purchaser	Date
Age	nt		Date	Agent	Date

OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

 Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.
A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties: A treat all parties to the transaction with honesty and exercise reasonable skill and care; B. unless specifically waived in writing by a party to the transaction: 1) receive all writien offer and counteroffers; 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and 3) present timely all written offers and counteroffers. C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain obsing costs, Brokerage Service octs and the approximate amount of the costs; D. keep the party for whom the Broker is providing Brokerage Services Informed regarding the transaction; E. timely account for all money and property received by the Broker; F. keep confidential information received from a party or prospective party confidential. The confidential Information shall not be disclosure is granted in writing by the party or prospective party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following Information shall be considered confidential and shall be the only information considered confidential in a transaction: 1) that a party or prospective party is willing to pay more or accept less than what is being offered, 2) that a party or prospective party is willing to agree to financing terms that are different from those offered, 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and 4) Information specifically designated as confidential by a party unless such Information is publi
3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.
4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.
I understand and acknowledge that I have received this notice on
(Print Name) Metisser Stalker Signature) Stalker
(Print Name) (Signature)

This form was created by the Oklahoma Real Estate Contract Form Convention and approved by the Oklahoma Real Estate Commission OREC DISCLOSURE TO SELLER OR BUYER OF DUTIES AND RESPONSIBILITIES (11-2013)

APPENDIX B. RESIDENTIAL PROPERTY CONDITION DISCLAIMER STATEMENT FORM

Seller instructions: Oklahoma Law (the "Residential Property Condition Disclosure Act," 60, O.S. Section 831 et. seq., effective July 1, 1995) requires a seller of 1 and 2 residential dwelling units to deliver, or cause to be delivered, a disclaimer statement to a purchaser as soon as practicable, but in any event before acceptance of an offer to purchase if you, the seller: 1) have never occupied the property and make no disclosures concerning the condition of the property; and 2) have no actual knowledge of any defect concerning the property.

If, however, you occupied the property or know of a defect in regard to the property, you must complete and deliver, or cause to be delivered, a "Residential Property Condition Disclosure Statement" to the purchaser.

Also, if you become aware of a defect after delivery of this disclaimer statement to a purchaser, but before you accept an offer to purchase, you must complete and deliver, or cause to be delivered, a "Residential Property Condition Disclosure Statement" to a purchaser.

Completion of this form by you may not be more than 180 days prior to the date this form is received by a purchaser.

Note: If this disclaimer statement is delivered to a purchaser after an offer to purchase has been made by the purchaser, the offer to purchase shall be accepted by you only after a purchaser has acknowledged receipt of this statement and confirmed the offer to purchase.

Defect means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property.

	Seller's Disclaimer Statement	
	The undersigned seller states that seller has never occupied the property located at	
	sures concerning the condition of the property; AND has no actual knowledge of any defect.	es <u>no</u> disclo-
4	α	
N	Seller's Signature Date Date	-
	Thomas and A.S. A.	
	Purchaser's Acknowledgment	

Note to seller and purchaser: A real estate licensee has no duty to the seller or purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the seller in this disclaimer statement.

Purchaser's Signature

Date

Date

The disclosure and disclaimer statement forms and the Residential Property Condition Disclosure Information Pamphlet are made available by the Oklahoma Real Estate Commission, 1915 N. Stiles Ava., Suite 260 (Denver N. Davison Building). Oklahoma City, Oklahoma 73105-4919, Visit the Commission's web site; www.neec.ok.gov

QRUBC (07-2014)

Purchaser's Signature