MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (LAND)



Date:		01/04/2024					
Property:	- 6	Combest Ln			Plains	MT	59859
Seller(s):	Control of the St. St. St.	Chad Tiesz	en 8	•	Meredith Ti	leszen	
Sellei Agent.	-		Jennif	er Thrash			
Concerning a	dverse	e material facts. Monta	ana law provides that a	seller agent is	obligated to:		
0			and law provided that a	seller agerit is	obligated to.		
 disclo 	se to	a buyer or the buye	r agent any adverse n	naterial facts th	nat concern the	property as	nd that are
Knowi	n to tr	ne seller agent, excep	pt that the seller agent	is not required	d to inspect the	property or	verify any
stater	statements made by the seller; and						
 disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of 							veracity of
Intorn	nation	regarding adverse ma	aterial facts that concer	n the property.			
The Seller Ar	nent ic	lentified above is no	widing the attached Or	unaria Deservi	D:!	,	
completed an	nd sia	ned by the Seller(s)	if one has been ma	ide available i	to the Seller A	nement that	nas been
Regardless of	f whe	ther Seller(s) has/hay	e provided Seller Age	nt with an Ow	iner's Property	gent by the Disclosure	Statement
except as set	t forth	below, the Seller Ag	ent has no personal kno	owledae:	rici 3 / Toperty	Disclosure	Statement,
(i) abou	ut adv	erse material facts that	at concern the Property	or			
(ii) rega	arding	the veracity (accur-	acy) of any information	on regarding	adverse materia	al facts tha	at concern
the I	Prope						

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Information re	gardin	g adverse material fa	cts that concern the Pre	operty and that	are known to th	e Seller Ag	ent, if any,
is set forth abo	ove. H	owever, the Seller Ag	ent is not required to in	spect the Prop	erty or verify an	y statement	s made by
and to provide	buyer(s) is/are therefore en	couraged to obtain pro	fessional advic	e, inspections o	r both of the	e Property
and to provide	enactic	one or defecte Author	ın a buy-seli Agreemei	nt between the	Buyer(s) and Se	eller(s) with	respect to
any davide, in	Specific	ons of defects.	miles OThurth				
Seller Agent S	ionatu	ire:	wuyer Inrain				
		Jennifer Thras	1				Company of the Compan
Dated:	mer mennings of regional and		01/06/24				
						**************************************	And the second s
Buyer and Buy	er Ag	ent acknowledge rece	eipt of this Property Disc	losure Stateme	ent.		
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Duyer Agent.		and a second second of the second			~~~		
Buver Agent S	ionatu	re:					
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Dated:	-						
Buyer Signatur	e:						
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Dated:							
	Property:	Property:	Concerning adverse material facts, Monta disclose to a buyer or the buyer known to the seller agent, excestatements made by the seller; a disclose to a buyer or the buyer information regarding adverse material facts the seller Agent identified above is procompleted and signed by the Seller(s) Regardless of whether Seller(s) has/havexcept as set forth below, the Seller Agent (i) about adverse material facts the (ii) regarding the veracity (accurate the Property Information regarding adverse material fais set forth above. However, the Seller Agent Seller(s) is/are therefore en and to provide for appropriate provisions any advice, inspections or defects. Seller Agent Signature: Jennifer Thrast Dated: Buyer and Buyer Agent acknowledge received buyer Agent: Buyer Agent Signature: Dated: Buyer Signature:	Property: 6 Combest Ln Seller(s): Chad Tieszen 3 Seller Agent: Jennif Concerning adverse material facts, Montana law provides that a disclose to a buyer or the buyer agent any adverse n known to the seller agent, except that the seller agent statements made by the seller; and disclose to a buyer or the buyer agent when the seller information regarding adverse material facts that concern. The Seller Agent identified above is providing the attached Oxcompleted and signed by the Seller(s), if one has been made Regardless of whether Seller(s) has/have provided Seller Agent except as set forth below, the Seller Agent has no personal knut (i) about adverse material facts that concern the Property (ii) regarding the veracity (accuracy) of any information the Property Information regarding adverse material facts that concern the Property in the Property Seller Agent Seller(s). Buyer(s) is/are therefore encouraged to obtain propent any advice, inspections or defects. Seller Agent Signature: Jennifer Thrash Dated: Dated:	Property: 6 Combest Lin Seller(s): Jennifer Thrash Concerning adverse material facts, Montana law provides that a seller agent is disclose to a buyer or the buyer agent any adverse material facts the known to the seller agent, except that the seller agent is not require statements made by the seller; and disclose to a buyer or the buyer agent when the seller agent has no information regarding adverse material facts that concern the property. The Seller Agent identified above is providing the attached Owner's Property completed and signed by the Seller(s), if one has been made available is Regardless of whether Seller(s) has/have provided Seller Agent with an Owexcept as set forth below, the Seller Agent has no personal knowledge: (i) about adverse material facts that concern the Property or (ii) regarding the veracity (accuracy) of any information regarding the Property Information regarding adverse material facts that concern the Property or egarding the veracity (accuracy) of any information regarding the Property Information regarding adverse material facts that concern the Property and that is set forth above. However, the Seller Agent is not required to inspect the Property Seller(s). Buyer(s) Is/are therefore encouraged to obtain professional advice any advice, inspections or defects. Seller Agent Signature: Dated: Dated: Dated: Buyer Agent Signature: Dated: Buyer Signature:	Seller(s): Chad Tieszen Dennifer Thrash Concerning adverse material facts, Montana law provides that a seller agent is obligated to: disclose to a buyer or the buyer agent any adverse material facts that concern the known to the seller agent, except that the seller agent is not required to inspect the statements made by the seller; and disclose to a buyer or the buyer agent when the seller agent has no personal knowle information regarding adverse material facts that concern the property. The Seller Agent identified above is providing the attached Owner's Property Disclosure State completed and signed by the Seller(s), if one has been made available to the Seller Agengardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property except as set forth below, the Seller Agent has no personal knowledge: (i) about adverse material facts that concern the Property or (ii) about adverse material facts that concern the Property or (iii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern the Property and that are known to the is set forth above. However, the Seller Agent is not required to inspect the Property or verify and the Property Information regarding adverse material facts that concern the Property and that are known to the is set forth above. However, the Seller Agent is not required to inspect the Property or verify and the Property Information regarding adverse material facts that concern the Property and that are known to the is set forth above. However, the Seller Agent is not required to inspect the Property or verify and the Seller Agent above. Information regarding adverse material facts that concern the Property and that are known to the is set forth above. However, the Seller Agent is not required to inspect the Property or verify and the Seller Agent Seller Agent Seller Agent Seller Agent Seller Agent Seller Agent acknowledge receipt of this Property Disclosure Statement. Buyer Agent Signature: Dated: Dated: Dated: Date	Seller(s): Chad Tieszen Seller Agent: Concerning adverse material facts, Montana law provides that a seller agent is obligated to: disclose to a buyer or the buyer agent any adverse material facts that concern the property of statements made by the seller agent, except that the seller agent is not required to inspect the property of statements made by the seller, and disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the information regarding adverse material facts that concern the property. The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure except as set forth below, the Seller Agent has no personal knowledge: (i) about adverse material facts that concern the Property or verify any statement that concern the Property or verify any statement that concern the Property or verify any statement that the Property or verify any statement that the Seller(s). Buyer(s) sizer therefore encouraged to obtain professional advice inspections or obtain the Property. Information regarding adverse material facts that concern the Property and that are known to the Seller Agent is not required to inspect the Property or verify any statement the Seller(s). Buyer(s) Sizer therefore encouraged to obtain professional advice inspections or obto of the and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with any advice, inspections or defects. Jennifer Thrash Dated: Jennifer Thrash O1/06/24 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement. Buyer Agent Signature: Dated: Dated: Date: Date

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OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



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The state of the s	Let AMD 1-A, Acres 10.	(4) COS 1817 SI/INWSW & NI/ISWSW
(herealter the "Property"). Owner execute material facts which concern the Property recognized as being of enough significance property and may be a fact that materially Property, or that presents a documented here.	 Montana law defines an a e as to affect a person's dec affects the value of the Proj 	diverse material fact as a fact that sho ision to enter into a contract to buy or second, that affects the structural informa-
	OWNER'S DISCLOSURE	
Owner has never been to the Property		
Owner has not been to the Property since		(date)
The Owner declares that the Owner has p	- Angewood datasers reach complete the sub-principle reaches reach in the sub-principle reaches and the sub-principle reaches	#####################################
any adverse material facts known to the O person or entity in connection with any act and hold any and all real estate agents is harmless from all claims for damages base failure of the Owner to disclose any adverse	lual or anticipated sale of the involved, directly or indirectled ad upon the disclosures made the properties of the	Property. Owner further agrees to inde y, in the purchase and sale of the Pro se in this Disclosure Statement along wi
This information is a disclosure by the Orabove date. It is not a warranty or representation of the control of	sentation of any kind by ti	ne Owner and it is not a contract bet
Please describe any adverse material facts	concerning the items listed, (or other components, fixtures or matters.
Easements (written or unwritten):		
Easements (written or unwritten):		or other components, fixtures or matters.
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Easements (written or unwritten).		
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Easements (written or unwritten). Boundaries or property lines: Encroachments or similar matters that may a		
Easements (written or unwritten). Boundaries or property lines: Encroachments or similar matters that may a limited to buildings, fences, etc.		
Easements (written or unwritten).		

1 2 3	Settling, slippage, sliding or other soil problems.
	Flooding, drainage or grading problems:
	Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area work conducted by Selier in or around any natural bodies of water:
	a. Water rights and private wells:
	b. Public or Community water systems:
	Restrictive Covenants and Dend restrictions
	Septic system approval or existing septic system
	Major damage to the Property from fire, earthquakes, floods, slides, etc.
	Zoning or Historic District violations, non-conforming uses:
	Neighborhood noise problems or other nuisances:
	Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
The same of the sa	Notice of abatement or citations against the Property
7967	Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:
Ve	iste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed ich may cause smoke, smoll, noise or other nuisance, annoyance or pollution:
wh	ch may cause smoke, smell, noise or other nuisance, annoyance or pollution: © 2021 Montana Association of REALTORS (Compared 2021)

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Suver's or Lessee's Indias

Owner's Initials



Sin	eet or utility improvement planned that may affect or be assessed against the Property
Antiques	
	ning or land use change planned or being considered by the city or county:
	posed increase in tax assessment value or property owner's association dues for the Property:
Unc	derground storage tanks or class II injection wells:
- contrational	perty leases including post-closing short-term rental obligations, crop share agreements, mineral lease
rese	HTV-BDONS;
Cor	nservation Easements (existing or proposed).
- Perfection	
	dfill (compacted or otherwise) on the Property or any portion thereof.
Env	ronmental issues affecting the Property.
Pes	ts. rodonts
	ious Weeds.
Airo	ort affected area:
Othe	r matters as set forth below.
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 Owner's Property Disclosure Statement (Land), October 2021
 Page 3 of 5

Winer's Indias

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Owner certifies that the information	on herein is true, correct and comple	eta to the best of the Or	uner'e knowladov
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Owner Tres	Chad Tiesten	Date // \$ /	24
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205	BUYER'S ACKNOWLEDGEMENT			
206 207	Subject Property Address:6 Combest Ln	Plains	MT	59859
208	COMBEST ESTATES, S33, T20 N, R26 W, Lot AMD 1-A, Acres 10.44, COS 281	7 S1/2NWSW	& N1/2SW	SW
209				
210				
211	Buyer(s) understand that the foregoing disclosure statement sets forth any adve	rse material	facts cond	erning the
212	Property that are known to the Owner. The disclosure statement does not	provide any	represent	tations of
213	warranties concerning the Property, nor does the fact this disclosure state	ement fails	to note a	n adverse
214	material fact concerning a particular feature, fixture or element imply that the	same is free	of defects	
215				
216	Buyer(s) is/are encouraged to obtain professional advice, inspections or both of	the Propert	y and to p	provide for
217	appropriate provisions in a contract between buyer(s) and owner(s) with respect to	any advice, ir	spections	or defects
218	Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determin	ation of the	ne overal
219	condition of the Property in lieu of other inspections, reports or advice.	•		
220				
221	I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.			
222				
223				
24	Buyer's/Lessee's Signature	Date	The same of the sa	
25				
26				
27	Buyer's/Lessee's Signature	Date		
		— — 		

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.

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