

Seller Property Condition Disclosure Statement Exemption

A Seller Property Condition Disclosure for 1202 Kingwood St., Stanton NE 68779 (address) is not required by law due to one of the following exemptions (check one):

- A) Pursuant to a court order, a foreclosure sale, or a sale by a trustee under a power of sale in a deed of trust;
- B) By a trustee in bankruptcy;
- C) To a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- D) By a mortgagee, a beneficiary under a deed of trust, or a seller under land contract who has acquired the real property at a sale conducted pursuant to a power of sale under a deed of trust, at a sale pursuant to a court-ordered foreclosure, or by a deed in lieu of foreclosure
- E) By a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust except when the fiduciary is also the occupant or was an occupant of one of the dwelling units being sold;
- F) From one or more co-owners to one or more other co-owners;
- G) Made to a spouse or to a person or persons in the lineal line of consanguinity of one or more of the transferors;
- H) Between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or from a property settlement agreement incidental to such a decree;
- I) Pursuant to a merger, consolidation, sale or transfer of assets of a corporation pursuant to a plan of merger or consolidation filed with the Secretary of State;
- J) To or from any governmental entity;
- K) Of newly constructed residential real property which has never been occupied;
- L) From a third-party relocation company if the third-party relocation company has provided the prospective purchaser a disclosure statement from the most immediate seller unless the most immediate seller meets one of the exceptions in this section. If a disclosure statement is required, and if a third-party relocation company fails to supply a disclosure statement from its most immediate seller on or before the effective date of any contract which binds the purchaser to purchase the real property, the third-party relocation company shall be liable to the prospective purchaser to the same extent as a seller under this section.

<div style="display: flex; align-items: center;"> <div style="font-size: 8px; margin-right: 5px;">Authentisign</div> <div style="font-family: cursive; font-size: 18px; margin-right: 10px;">Dawn Antoniak-Mitchell</div> <div style="font-size: 12px; margin-left: 20px;">05/24/24</div> </div>		
Seller	Date	Purchaser
<div style="display: flex; align-items: center;"> <div style="font-size: 8px; margin-right: 5px;">Authentisign</div> <div style="font-family: cursive; font-size: 18px; margin-right: 10px;">Sandra Kay Antoniak</div> <div style="font-size: 12px; margin-left: 20px;">05/24/24</div> </div>	<div style="display: flex; align-items: center;"> <div style="font-size: 8px; margin-right: 5px;">Authentisign</div> <div style="font-family: cursive; font-size: 18px; margin-right: 10px;">Charles Richard Antoniak</div> <div style="font-size: 12px; margin-left: 20px;">05/24/24</div> </div>	
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