



MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT (LAND)

Property: NHN Spring Hill Road 59834 Frenchtown
Seller(s): Tania Wieck
Seller(s)' Agent: Theresa Lunn
Buyer(s)' 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 and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any 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 information regarding adverse material facts that concern the property.

The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been completed and signed by the Seller(s), if one has been made available to the Seller(s) Agent by the Seller(s). Regardless of whether Seller(s) has/have provided Seller(s)' Agent with a Property Disclosure Statement, except 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 adverse material facts that concern the Property

Right of way issues currently being handled by attorney

Information regarding adverse material facts that concern the Property and that are known to the Seller(s)' Agent, if any, is set forth above. However, the Seller(s)' Agent is not required to inspect the Property or verify any statements made by the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to any advice, inspections or defects.

Seller Agent Signature: [Signature]
Dated: 07/01/2019 06/28/2019 Theresa Lunn

Buyer and Buyer's Agent acknowledge receipt of this Property Disclosure Statement Cover Sheet.

Buyer Agent Signature:
Dated:
Buyer Signature:
Dated:



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

1 The undersigned Owner is the owner of certain real property located at \_\_\_\_\_ NHN  
2 Spring Hill Road \_\_\_\_\_ 59834 in the City of Frenchtown  
3 County of Missoula, Montana, which real property is legally described as  
4 S25, T15 N, R21 W, C.O.S. 3129, PARCEL 2, IN NW4 NE4 21.27AC  
5  
6  
7

8 (the Property). Owner executes this Disclosure Statement to disclose to prospective purchasers all adverse  
9 material facts which concern the Property. Montana law defines an adverse material fact as a fact that  
10 should be recognized as being of enough significance as to affect a person's decision to enter into a  
11 contract to buy or sell real property and may be a fact that materially affects the value of the Property, that  
12 affects the structural integrity of the Property, or that presents a documented health risk to occupants of the  
13 Property.

## OWNER'S DISCLOSURE

- 14
- 15
- 16
- 17  Owner has never been to the Property.
- 18  Owner has not been to the Property since 2015 \_\_\_\_\_ (date)
- 19

20 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto  
21 based on any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this  
22 Statement to any person or entity in connection with any actual or anticipated sale of the Property. Owner  
23 further agrees to indemnify and hold any and all real estate agents involved, directly or indirectly, in the  
24 purchase and sale of the Property, harmless from all claims for damages based upon the disclosures made  
25 in this Disclosure Statement along with the failure of the Owner to disclose any adverse material facts  
26 known to Owner.

27  
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as  
29 of the above date. **It is not a warranty or representation of any kind by the Owner and it is not a**  
30 **contract between Owner and buyer. This disclosure statement is not a substitute for any**  
31 **inspections the buyer may wish to obtain.**

32  
33 Please describe any adverse material facts affecting the Property and concerning the matters noted below  
34 or other matters. If the space provided is inadequate, please use the attached Addendum to Owner's  
35 Property Disclosure Statement.

36  
37 Easements (written or unwritten):

38 **RMA**

39  
40  
41 Boundaries or Property Lines:

42 **na**

43  
44  
45 Encroachments or similar matters that may affect your interest in the subject Property including but not  
46 limited to buildings, fences, etc.:

47 **na**

48

\_\_\_\_\_  
Buyer's Initials

©2017 Montana Association of REALTORS®  
Owner's Property Disclosure Statement (Land), March 2017

Phone:

Page 1 of 4 TW / \_\_\_\_\_  
Owner's Initials

Fax:

49 Access to the Property:  
 50 **by road, currently working with attorney to be added to quiet title**  
 51  
 52  
 53 Settling, slippage, sliding or other soil problems:  
 54 **none**  
 55  
 56  
 57 Flooding, drainage or grading problems:  
 58 **none**  
 59  
 60  
 61 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area:  
 62 **NA**  
 63  
 64  
 65 a. Water rights and private wells:  
 66 **NA**  
 67  
 68  
 69 b. Public or Community water systems:  
 70 **NA**  
 71  
 72  
 73 Restrictive Covenants and Deed restrictions:  
 74 **NA**  
 75  
 76  
 77 Septic system approval or existing septic system:  
 78 **NA**  
 79  
 80  
 81 Major damage to the Property from fire, earthquakes, floods, slides, etc.:  
 82 **NA**  
 83  
 84  
 85 Zoning or Historic District violations, non-conforming uses:  
 86 **NA**  
 87  
 88  
 89 Neighborhood noise problems or other nuisances:  
 90 **NA**  
 91  
 92  
 93 Property Owner's association obligations (dues, lawsuits, etc.):  
 94 **Voluntary Road Maintenance Association**  
 95  
 96  
 97 Notice of abatement or citations against the Property:  
 98 **NA**  
 99  
 100  
 101 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:  
 102 **Lawyer is suing to add property to quiet title**  
 103

\_\_\_\_\_  
Buyer's Initials

Page 2 of 4 TW / \_\_\_\_\_  
Owner's Initials

104 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or  
105 proposed, which may cause smoke, smell, noise or other nuisance, annoyance or pollution:

106 **None**

107  
108

109 Street or utility improvement planned that may affect or be assessed against the Property:

110 **None**

111  
112

113 Zoning or land use change planned or being considered by the city or county:

114 **None**

115  
116

117 Proposed increase in tax assessment value or property owner's association dues for the Property:

118 **None**

119  
120

121 Underground storage tanks or class II injection wells:

122 **None**

123  
124

125 Property leases, crop share agreements, mineral leases or reservations:

126 **None**

127  
128

129 Conservation Easements (existing or proposed):

130 **None**

131  
132

133 Landfill (compacted or otherwise) on the Property or any portion thereof:

134 **None**

135  
136

137 Environmental issues affecting the Property:

138 **None**

139  
140

141 Pests, rodents:

142 **None**

143  
144

145 Noxious Weeds:

146 **None**

147  
148

149 Airport affected area:

150 **NA**

151  
152

153 Other matters that may be set forth in the attached addendum.

\_\_\_\_\_  
Buyer's Initials

©2017 Montana Association of REALTORS®  
Owner's Property Disclosure Statement (Land), March 2017

Page 3 of 4

**TW**

\_\_\_\_\_  
Owner's Initials

154 Owner certifies that the information herein is true, correct and complete to the best of the Owner's  
155 knowledge and belief as of the date signed by Owner.

156  
157 Owner Tania Wieck Date 07/05/2019  
158 Authentisign  
Tania Wieck PM MDT

159 Owner \_\_\_\_\_ Date \_\_\_\_\_

160

161

162 Please note the following changes to the foregoing disclosure: \_\_\_\_\_

163 **None**

164

165

166

167

168

169

170

171

172

173 Owner \_\_\_\_\_ Date \_\_\_\_\_

174

175 Owner \_\_\_\_\_ Date \_\_\_\_\_

176

177

178

179

**BUYER'S ACKNOWLEDGEMENT**

181

182 Subject Property Address: NHN Spring Hill Road  
183 Frenchtown MT 59834  
184

185

186 Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts  
187 concerning the Property that are known to the owner. **The disclosure statement does not provide any**  
188 **representations or warranties concerning the Property, nor does the fact this disclosure statement**  
189 **fails to note any adverse material fact concerning a particular feature, fixture or elements imply that**  
190 **the same is free of defects.**

191

192 Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide  
193 for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice,  
194 inspections or defects.

195 **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the**  
196 **overall condition of the Property in lieu of other inspections reports or advice.**

197

198 I/We acknowledge receipt of a copy of this statement.

199

200 Buyer/Lessee \_\_\_\_\_ Date \_\_\_\_\_

201

201 Buyer/Lessee \_\_\_\_\_ 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 holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

### ADDENDUM TO OWNER'S PROPERTY DISCLOSURE STATEMENT

1 This Addendum is an attachment to the Owner's Property Disclosure Statement regarding certain  
 2 real property located at NHN Spring Hill Road 59834, in the  
 3 City of Frenchtown, County of Missoula, Montana, which real property  
 4 is legally described as:  
 5 S25, T15 N, R21 W, C.O.S. 3129, PARCEL 2, IN NW4 NE4 21.27AC

9 The Owner hereby discloses the following information:

10 **None**

6  
7  
8  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

44 Authentisign  
 45 Tania Wieck 07/05/2019  
 46 7/5/2019 4:31:36 PM MDT  
 46 Owner Tania Wieck Date

Owner Date

49 Buyer/Lessee Date

Buyer/Lessee Date

Addendum Page \_\_\_\_\_ of \_\_\_\_\_