2218 East Walker Road
North Platte, NE 69101

Office: 308.532.9300
Fax: 308.532.1854

THE LAND EXPERTS YOU CAN TRUST

SELLER PROPERTY CONDITION DISCLOSURE STATEMENT

Per NEB. REV. STAT. §76-2,120 the SPCD is not required for:

The real property located at 702 S Chestnut in the City of North Platte, County of Lincoln, State of Nebraska and legally described as:

THE EAST 78 FEET AND SOUTH 5 FEET OF THE WEST 48 FEET OF LOT 5, BLOCK 11, OF A.C. TAYLOR'S ADDITION TO NORTH PLATTE, LINCOLN COUNTY, NEBRASKA.

NEB. REV. STAT. §76-2,120

6) This section shall not apply to a transfer:
   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 a 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; or
   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.

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

Lead Warning Statement 702 S Chestnut, North Platte, NE 69101

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.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(ii) ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

(ii) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) ☐ ☐ Purchaser has received copies of all information listed above.

(d) ☐ ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☑ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ☑ 10/03/26 6:21 PM CDT ddoloop verified Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

VALERY CROCKER, Guardian 10/3/26			
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Tami Tinnerman-Lashley ddoloop verified 10/03/26 6:21 PM CDT PAWT-SJA4-BOH-DIQE			
Agent	Date	Agent	Date