



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

9 / 30 / 25

Property address (number and street, city, state, and ZIP code)

5891 W State Road 42, Brazil, IN 47834

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Sharon K. Stevenson</i>	Date (mm / dd / yyyy) <i>9-30-25</i>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump			✓	
Furnace Heat / Gas	✓			
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace			✓	
Fireplace Insert			✓	
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			✓
3. WATER HEATER			✓
Age, if known: _____ Years.			✓
4. FURNACE			✓
Age, if known: _____ Years.			✓
5. CENTRAL AIR CONDITIONING			✓
Age, if known: _____ Years.			✓
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain: N/A			

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1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System			✓	
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven	✓			
Oven	✓			
Range <i>ELECT</i>			✓	
Refrigerator <i>2</i>			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				
<i>[Signature]</i>				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors	✓			
Switches and Outlets			✓	
Vent Fan(s)	✓			
☐ 60 ☐ 100 ☒ 200 Amp Service				
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	✓				
Septic Field / Bed			✓		
Septic & Holding Tank / Septic Mound	✓				
Hot Tub	✓				
Plumbing			✓		
Aerator System	✓				
Sump Pump	✓				
Irrigation Systems	✓				
Water Heater / Electric			✓		
Water Heater / Gas	✓				
Water Heater / Solar	✓				
Water Purifier	✓				
Water Softener	✓				
Well			✓		
Geothermal and Heat Pump	✓				
Other Sewer System (Explain)	✓				
Swimming Pool & Pool Equipment	✓				
			Yes	No	Unknown
Are the structures connected to a public water system?				✓	
Are the structures connected to a public sewer system?				✓	
Are there any additions that may require improvements to the sewage disposal system?				✓	
If yes, have the improvements been completed on the sewage disposal system?				✓	
Are the structure(s) connected to a private / community water system?				✓	
Are the structure(s) connected to a private / community sewer system?				✓	

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7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?			✓
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?			✓
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?			
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

N/A

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LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 5891 W State Road 42, Brazil, IN 47834

LEAD WARNING STATEMENT

Every buyer 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 buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer 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.

BROKER'S ACKNOWLEDGMENT (initial)

- (f.) JS Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

5891 W State Road 42, Brazil, IN 47834
(Property Address)

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.

This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

BUYER'S SIGNATURE

DATE

PRINTED

BUYER'S SIGNATURE

DATE

PRINTED

SELLING BROKER*

DATE

SELLER'S SIGNATURE

DATE

PRINTED

SELLER'S SIGNATURE

DATE

PRINTED

LISTING BROKER

DATE

Johnny Swalls Auction, Inc.

*Only required if the Buyer's Broker receives compensation from the Seller.



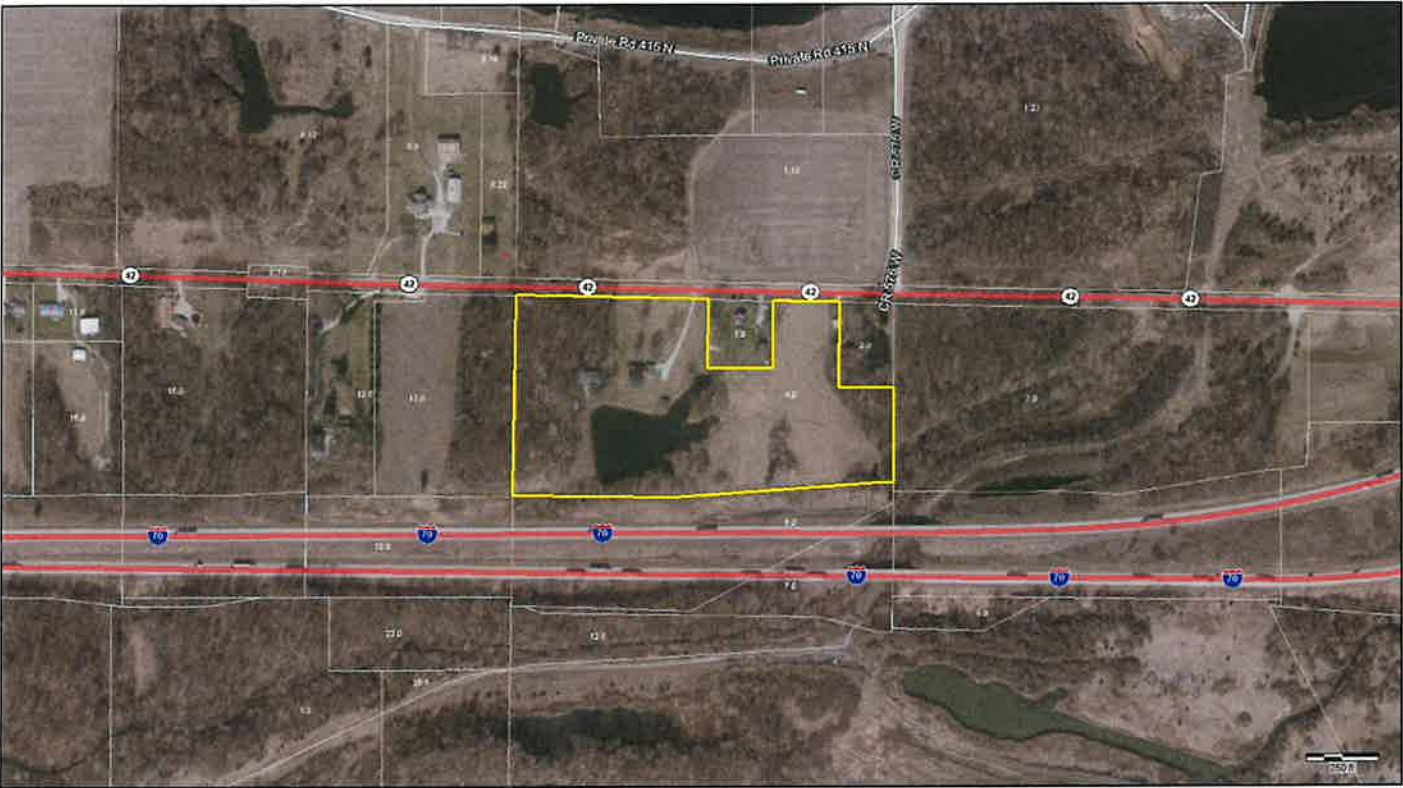
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Form #37. Copyright IAR 2025



(Property Address)

5891 W State Road 42, Brazil, IN 47834
Page 2 of 2 (Lead-Based Paint - Sales)



Type notes here

Printed
09/30/2025

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

11-03-32-200-004.000-011

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Sketches	Show Sketches(1)
OwnerName	Dickerson, Bonnie Jean Gard
StateParcelNumber	11-03-32-200-004.000-011
PropertyNumber	008-00394-00
MapNumber	
LegalDescription	Pt NW NW 32-12-7 16.32a
Acreage	16.3200
InstrumentNumber	
BookNumber	000
PageNumber	0000

LocationAddress	5891 W St Rd 42 Brazil,IN 47834
OwnerAddress	Max Dickerson Brazil,IN 47834
NeighborhoodNumber	1111029-011
NeighborhoodName	POSEY R132 2
MarketArea	
PropertyClass	Cash Grain/General Farm
PropertyClassNumber	101
LocalParcelNumber	008-00394-00
RoutingNumber	035.0000001.0000

**TaxBill History
Information**

Tax Year	Spring	Fall
2022 Pay 2023	248.60	248.60
2021 Pay 2022	220.07	220.07
2020 Pay 2021	213.64	213.64
2019 Pay 2020	233.53	233.53
2018 Pay 2019	329.84	329.84
2017 Pay 2018	340.89	340.89
2016 Pay 2017	301.61	301.61
2015 Pay 2016	294.04	294.04
2014 Pay 2015	302.30	302.30
2013 Pay 2014	310.32	310.32
2012 Pay 2013	289.98	289.98
2011 Pay 2012	324.58	324.58

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
04/22/2025	2025	S	460.38
04/17/2024	2024	S	520.26
05/10/2023	2023	S	497.20
05/09/2022	2022	S	440.14
04/30/2021	2021	S	427.28
04/30/2020	2020	S	467.06
05/08/2019	2019	S	659.68
04/20/2018	2018	S	681.78
05/02/2017	2017	S	603.22
04/25/2016	2016	S	588.08
10/20/2015	2015	F	302.30
05/04/2015	2015	S	302.30
10/28/2014	2014	F	310.32
04/28/2014	2014	S	310.32
11/05/2013	2013	F	289.98
05/07/2013	2013	S	289.98
11/06/2012	2012	F	324.58
04/27/2012	2012	S	324.58

Deduction Information

Type	2022	2023	2024	2025	2026
2% Deduction					732
OLDAGE_EX	14000	14000	14000	14000	
STD_EX	45000	45000	48000	48000	48000

SUPP STD DED	33775	40215	45960	45262	72320
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Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	121200	127500	145900	148900	154700
Residential Land	14000	14000	14000	14000	14000
Non-Residential Imp	15400	16200	19700	18100	12300
Non-Residential land	6600	6600	7700	9700	11700
Totals	157200	164300	187300	190700	192700

General Information		Ownership		Transfer Of Ownership		Notes
Parcel Number	Owner	Date	Doc ID	Code	Book/Page	
11-03-32-200-004.000-011	DICKERSON, BONNIE JEAN GARD	01/01/1900	DICKERSON, BONNIE JE			
Parent Parcel Number	5891 W ST RD 42					
008-00394-00	BRAZIL, IN 47834					

Legal
PT NW/4 NW/4 32-12-7
16.32A

Property Class 101
Cash Grain/General Farm

Location Information	
County	POSEY TOWNSHIP
Township	District 011 (Local)
School Corp	CLAY COMMUNITY
Neighborhood	POSEY R132 2

Land Data	
Land Type	Soil ID
5891 W ST RD 42	CHF
BRAZIL, IN 47834	HCE
	HCF
	LO
	MUB2
	SH
	WTR
	CA

Zoning	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Value
	0	1.0000			\$14,000	\$14,000	\$14,000
	0	1.1000			\$1,195	\$1,315	\$530
	0	1.8240			\$1,434	\$2,616	\$1,050
	0	1.2420			\$1,195	\$1,484	\$590
	0	0.0410			\$2,438	\$100	\$40
	0	6.3350			\$2,438	\$15,445	\$6,180
	0	2.7630			\$2,653	\$7,330	\$2,930
	0	1.2920			\$1,195	\$1,544	\$930
	0	0.7260			\$2,438	\$1,770	\$00

Characteristics	Level
Topography	
Public Utilities	
Electricity	
Streets or Roads	
Paved	

General Information			Plumbing		
Occupancy	Single-Family R 01		#	TF	
Description	Single-Family R 01		Full Bath	2	6
Story Height	1.00		Half Bath	0	0
Style			Kitchen Sinks	1	1
Finished Area	1978 sqft		Water Heaters	1	1
			Add Fixtures	0	0
			Total	4	8

Floor Finish			Accomodations		
			Bedrooms	3	
			Living Rooms	0	
			Dining Rooms	1	
			Family Rooms	0	
			Total Rooms	6	

Wall Finish			Heat Type		
			Central Warm Air		

Roofing		
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Exterior Features		
Description	Area	Value
Porch, Open Frame	186	
Porch, Open Frame	240	

Specialty Plumbing			Count		
Description			Count	Value	

Summary Of Improvements									
Description	Res	Story	Height	Construction	Grade Built	Year	Eff	Age	nd
Single-Family R 01					C+1	1970	1980		A
Detached Garage R 01					D	1970	1970		A
Barn, Pole (T3) R 01					C	1980	1980		A
Barn, Pole (T3) R 01					C	1993	1993		A

General Information			Plumbing		
Occupancy	Single-Family R 01		#	TF	
Description	Single-Family R 01		Full Bath	2	6
Story Height	1.00		Half Bath	0	0
Style			Kitchen Sinks	1	1
Finished Area	1978 sqft		Water Heaters	1	1
			Add Fixtures	0	0
			Total	4	8

Floor Finish			Accomodations		
			Bedrooms	3	
			Living Rooms	0	
			Dining Rooms	1	
			Family Rooms	0	
			Total Rooms	6	

Wall Finish			Heat Type		
			Central Warm Air		

Roofing		
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Exterior Features		
Description	Area	Value
Porch, Open Frame	186	
Porch, Open Frame	240	