



Seller's Disclosure Statement

Property Address: 1286 Gray Fox Court
Street

Marion Twp
City, Village or Township

MICHIGAN 48843

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

Instructions to the Seller. (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic tank & drainfield	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace & chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood burning system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations (attach additional sheets if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1. **Basement/Crawlspace:** Has there been evidence of water? yes _____ no ☒

If yes, please explain: _____

2. **Insulation:** Describe, if known: _____

Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes ☒ no _____

3. **Roof:** Leaks? yes _____ no ☒

Approximate age if known: 5 Years

4. **Well:** Type of well (depth/diameter, age and repair history, if known): _____

Has the water been tested? yes ☒ no _____

If yes, date of last report/results: 4 Years

BUYER'S INITIALS
SELLER'S INITIALS [Signature]

Seller's Disclosure Statement

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5. **Septic tanks/drain fields:** Condition, if known: Good

6. **Heating system:** Type/approximate age: Heat Pumps

7. **Plumbing system:** Type: copper galvanized other ☒

Any known problems? No

8. **Electrical system:** Any known problems? No

9. **History of Infestation,** if any: (termites, carpenter ants, etc.) No

10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.

Unknown yes no ☒

If yes, please explain:

11. **Flood Insurance:** Do you have flood insurance on the property?

unknown yes no ☒

12. **Mineral Rights:** Do you own the mineral rights?

unknown yes ☒ no

Other Items: Are you aware of any of the following:

- | | | | |
|---|---------------------------|-----------------------|--|
| 1. Features of property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 2. Any encroachments, easements, zoning violations or nonconforming uses? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 5. Settling, flooding, drainage, structural, or grading problems? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 6. Major damage to the property from fire, wind, floods, or landslides? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 7. Any underground storage tanks? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 10. Any outstanding municipal assessments or fees? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |
| 11. Any pending litigation that could affect the property or the Seller's right to convey the property? | unknown <u> </u> | yes <u> </u> | no <input checked="" type="checkbox"/> |

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

The Seller has lived in the residence on the property from June 16th, 2016 (date) to Present (date).
The Seller has owned the property since October 28th, 2009 (date).

The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller 

Date: 9/20/2024

Seller 

Date: 9/20/2024

Buyer has read and acknowledges receipt of this statement.

Buyer Date: Time

Buyer Date: Time

Disclaimer: This form is provided as a service of Michigan Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan Realtors® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.



Property Address 1286 Gray Fox Court
Street

Marion Twp MICHIGAN 48843
City, Village, Township

LANGUAGE FOR SELLER'S ACKNOWLEDGMENT

LEAD-BASED PAINT

Seller represents and warrants that the listed property was built in 1978 or later, and that therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

Seller(s)

Date: 9/20/2024

ANN ARBOR
325 W. Eisenhower Pky.
Ann Arbor, MI 48103
Phone (734) 741-1000
Fax (734) 222-7006

BRIGHTON
6870 Grand River
Brighton, MI 48114
Phone (810) 227-4800
Fax (810) 227-4465

CHELSEA
12855 Old US 12
Chelsea, MI 48118
Phone (734) 627-1171
Fax (734) 234-1972



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Each Office Independently Owned and Operated

FENTON
3295 W. Silver Lake Rd.
Fenton, MI 48430
Phone (810) 629-5800
Fax (810) 750-4408

HARTLAND
11500 Highland Road
Hartland, MI 48353
Phone (810) 632-5050
Fax (810) 632-7789

GRAND BLANC
11817 S. Saginaw St.
Grand Blanc, MI 48439
Phone (810) 695-4111
Fax (810) 695-6106

ELECTRONIC SIGNATURES ADDENDUM/AMENDMENT

In reference to the ☒PURCHASE AGREEMENT ☐EXCHANGE ☐LEASE ☐COUNTER OFFER

Covering the ☒Real Property ☐Business – known as: 1286 Gray Fox Court, Marion Twp, MI 48843

Dated: _____, between _____ as Purchasers and
JOSEPH DEKROUB, JUDITH DEKROUB as Sellers, the undersigned parties hereby agree as follows:

Documents that are executed, scanned and transmitted via facsimile or electronically and electronic signatures shall be deemed original signatures for purposes of this agreement (and all matters related thereto) with such facsimile, scanned and electronic signatures having the same legal effect as original signatures. Seller(s) and Buyer(s) agree that this agreement, any addendum thereto or any other document necessary for the consummation of the transaction contemplated by this agreement, may be accepted, executed or agreed to through the use of an electronic signature in accordance with the Electronic Signatures in Global and National Commerce Act ("E-Sign Act"), Title 15, United States Code, Section 7001 et seq., the Uniform Electronic Transaction Act ("UETA") and any applicable law. Any document accepted, executed or agreed to in conformity with such laws shall be binding on both Seller(s) and Buyer(s) the same as if it were physically executed and Buyer(s) hereby consents to the use of any third-party electronic signature capture service provider as may be chosen by Seller(s).

Purchaser Signature
Date

Seller Signature
Date 9/20/2024

Print Name

JOSEPH DEKROUB

Print Name

Purchaser Signature
Date

Seller Signature
Date 9/20/2024

Print Name

JUDITH DEKROUB

Print Name

This agreement upon its execution by both Parties is herewith made a part of the aforementioned Purchase Agreement.

ANN ARBOR
325 W. Eisenhower Pky.
Ann Arbor, MI 48103
Phone (734) 741-1000
Fax (734) 222-7006

BRIGHTON
6870 Grand River
Brighton, MI 48114
Phone (810) 227-4600
Fax (810) 227-4465



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HARTLAND
11500 Highland Road
Hartland, MI 48353
Phone (810) 632-5050
Fax (810) 632-7789

PERSONAL PROPERTY ADDENDUM

In connection with the sale of 1286 Gray Fox Court, Howell, MI 48843
(Property Address) (City) (State) (Zip)

☐ This document is part of a certain PURCHASE agreement dated: _____

☒ This document is part of a certain LISTING agreement dated: 9/20/24

The following list of personal property is included in the purchase price and is conveyed as is with no warranty, either expressed or implied, being of no additional monetary value.

INCLUDED

Dryer
Washer
Dishwasher
Stove
Microwave
Fridge
Ice Maker

EXCLUDED

Seller agrees to convey the above personal property to the Purchaser at closing.

(Seller)

(Date)

(Purchaser)

(Date)

(Seller)

(Date)

(Purchaser)

(Date)

1286 Gray Fox, Howell 48843
Home Upgrades and Features

State of the art Appliances:

Wet Bar - Ice Maker and beverage refrigerator
LL-Induction stove and convection oven
LL-2 Samsung Frame TVs
Microwave shark drawer
Appliance garage
Pull out drawers in pantry wall
Double oven
Thermador cooktop
Warming drawer
Fridge
Basement with full kitchen, specialty fridge ice maker

Custom lower level cabinets
Kholer toilets
Brizo smart faucets and bath fixtures
Sonos 4 area surround system

Infloor Heated Floors:

Lower level 4 different zones
Primary bedroom
Primary bath
4 Seasons room
Kennels - heated and air conditioned
Garage - heated floors

Infloor Heated Auto Court

Back patio phantom screens motorized
Porch with folding glass doors
Remote operated outdoor gas firepit

Real hand cut stone on exterior and lower level
Marvin Windows
Custom True Timber trusses and ceiling details

Full masonry lower level natural fireplace - prepped for gas log insert
Full masonry tile natural fireplace gas log insert
Oak and porcelain tile floors throughout

Dog kennels separately heated and air conditioned

Hunting storage room heated

Complete heat pump system - automatic kick on at 5 degrees

Four zoned heating in basement

Separate furnace for Four seasons room

Radiant wall heat by basement walkout

All supply lines spray foamed for energy efficiency

Whole house and game ranch generator with transferable service contracts

Transferable contracts on all mechanicals

Energy efficient home

Two laundry rooms

20 ft deep Pond:

Four acres with Four aerators

Stocked with catfish, bass, gills

Dock with autofish feeder

Four aerators

Home is 100% Barrier Free

Davinche rubber roof with lifetime warranty

Premium Morton Horse Barn : 36x72

Four Stalls

Tack room

Ground level interior equipment and hay storage with extra large sliding door for access

Exterior lean-to equipment storage

Critter proof

Horse training round pen

Three acre round vinyl fencing for horses

Large Dog Kennels:

Separately heated and air conditioned

Heat pump

Home Designed by Tim McCotter - Old World European Rustic

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1286 Gray Fox, Howell
Game Ranch Upgrades and Features:

Premium expansive Wick Deer Breeding Barn: 40x80
Separately heated
Office - heated and air conditioned
Full Bath
Special breeding shoots shipped from Texas
5 holding pins with automatic feeder and heated water
Cryogenic freezer locker with high end sperm for future breeding
State of the art Redneck elevated Deer blinds
30 doe in pin

Ponds:
5 one acre ponds all stocked with bass
Artesian well stream runs through property

Bird Hunting:
Pin with automatic feeder and heated water
Artesian well stream
Full game ranch bird license

Colombac grain deer feeder
Two Large Grain holding silos
Grain bins with solar powered automatic open and close
State of the art deer feeds throughout the property

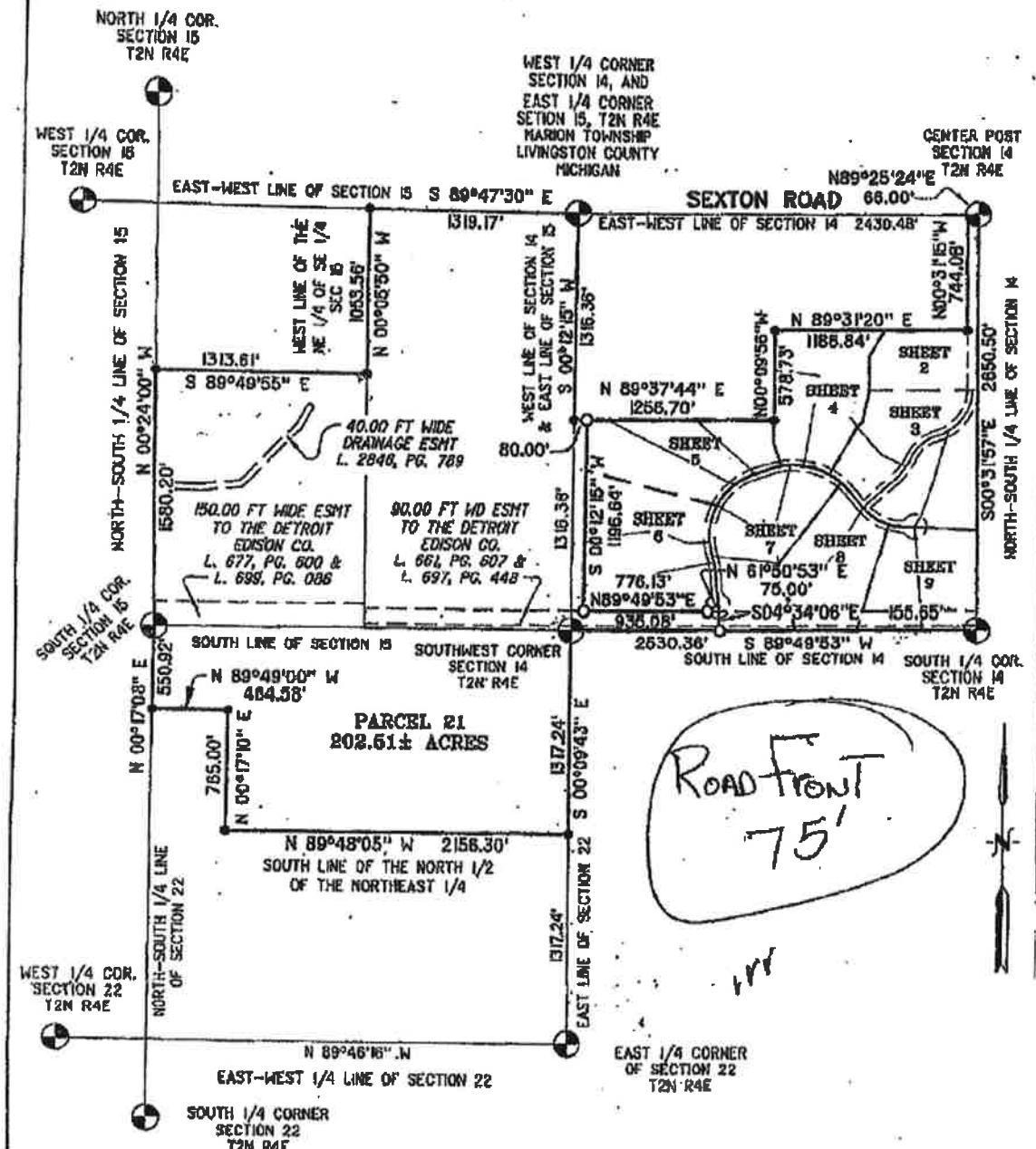
Class 3 deer hunting and breeding license
Fenced property area accessible from inside
68 different genetics on deer hunting ground
All equipment to run game ranch new Argo with tracks
Ford tractor with all attachments
Solar cameras throughout property for herd viewing
Custom stone, chandeliers, and stone to match exterior of home
Best game ranch manager in the state

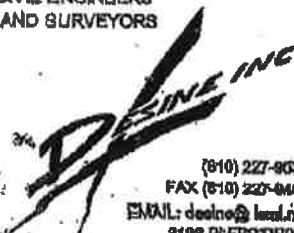
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[illegible]

MARIUSZ L. LUKOWICZ
PROFESSIONAL SURVEYOR NO. 38119

CERTIFIED LAND SURVEY COMPOSITE SHEET



CIVIL ENGINEERS LAND SURVEYORS  (810) 227-8033 FAX (810) 227-0400 EMAIL: dsine@land.net 2108 PLEASANT DRIVE BRIGHTON, MICHIGAN 48111		PREPARED FOR JOSEPH DEKROUB SECTIONS 14-15-22, TOWN 2 NORTH, RANGE 4 EAST MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN JOB NO. 1-11-14-9825 DATE 7/7/03 DWG NO. 9825-132 DRAWN MLL SHEET 1 OF 28 MARIUSZ L. LUKOMCZ PROFESSIONAL SURVEYOR NO. 38119	
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