



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

434 Beachwood Drive Theodosia MO 65761 Ozark
Street Address City Zip Code County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

☐ Prior appraisal

☐ Building Plans

☒ Assessor's Office

☐ Other _____

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

Brokerage Firm Assisting Seller

United Country Missouri Ozarks Realty, Inc

By (Signature) _____

Licensee Print Name: _____

Date: _____

By (Signature) Debra Schilling Smith

Licensee Print Name: Debra Schilling Smith

Date: 04/18/2025 07:34 AM

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER Date
Print Name: _____

James A. Van Laar 04/18/2025
SELLER Date
Print Name: James Van Laar

BUYER Date
Print Name: _____

Susan T. Van Laar 04/18/2025
SELLER Date
Print Name: Susan Van Laar

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Effective 1/1/19.

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