

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): Harold I. Washburn
2 Entity Name (if any): n/a
3 Name & Title of Authorized Representative for Seller Entity: Shelly A. Weston, Trustee
4 Property Address: 2000 Summit Ave Waukesha WI 53188

5 Listing Agent and Listing Firm: Anthony Wineinger Realty Executives Integrity

6 Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of
7 the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a
8 property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling
9 units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

10 Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete
11 it/them: (Real Estate Condition Report) ~~(Vacant Land Disclosure Report)~~ ~~(Seller Disclosure Report — Commercial)~~
12 (Other: n/a) **STRIKE AND COMPLETE AS APPLICABLE**

13 **CHECK LINE 14 OR LINE 20, AS APPLICABLE:**

14 **SELLER REFUSAL TO COMPLETE**

15 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or
16 other seller's disclosure report for the Property. Seller understands this refusal may be disclosed to potential
17 purchasers and has been advised that Seller's refusal to provide this report does not release Seller from any
18 disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal counsel
19 regarding Seller's disclosure obligations in an "as-is" sale.

20 **X SELLER NOT REQUIRED TO COMPLETE REPORT**

21 Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property
22 because **CHECK BELOW AS APPLICABLE**:

- 23 ☐ Seller is a personal representative of an estate and has never occupied the Property.
24 ☒ Seller is a trustee and has never occupied the Property.
25 ☐ Seller is a conservator and has never occupied the Property.
26 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.
27 ☐ The Property includes 1 to 4 dwelling units but has not been inhabited.
28 ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

29 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting
30 the possibility of material adverse facts to all parties. Listing Agent shall accordingly disclose any condition Listing
31 Agent becomes aware of to prospective purchasers.

32 This form was delivered to Seller by Anthony Wineinger on 09/10/2026.
33 Agent for Firm Print Name ▲ Date ▲

34 Seller's/Owner's Signature: Shelly A. Weston, Trustee Date: _____
35 Seller's/Owner's Signature: _____ Date: _____
36 Seller's/Owner's Signature: _____ Date: _____
37 Seller's/Owner's Signature: _____ Date: _____

38 This form was delivered to Buyer by _____ on _____.
39 Agent for Firm Print Name ▲ Date ▲

40 Acknowledgment of Receipt by Buyers: _____
41 Initials ▲ Date ▲

42 Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based
43 on not receiving a completed condition or disclosure report from Seller.

AS-IS ADDENDUM -- INCORPORATED INTO CONTRACT FOR PROPERTY AT:

2000 Summit Ave, Waukesha, WISCONSIN

Seller is not expert regarding the building code or ordinances affecting the Property or about foundations, carpentry, masonry, roofing, electrical systems, HVAC, plumbing, flooring, sewage disposal or the quality, adequacy or condition of any such items serving the Property. Seller disclaims all warranties related to the Property and its improvements, structure, systems, fixtures, and their suitability to Buyer's needs. The Offer to Purchase is hereby modified as follows: Seller makes no "Property Condition Representations." Lines 105-177 of the WB-11 (or, as applicable, lines 231-304 of WB-14) are deleted.

SELECT A OR B:

☐ A. Buyer waives the right to receive a Wis.Stats. Chapter 709 Real Estate Condition Report and waives the right to rescind this transaction due to non-receipt.

☒ B. Seller is a fiduciary (e.g., Trustee or Personal Representative) who is exempt, under Wis. Statutes §709.01(2), from the requirement to provide a Real Estate Condition Report.

By closing this transaction, Buyer accepts the Property and any included personal property as-is and without recourse to Seller. These terms have been bargained for and are reflected in the sale price. Buyer has, prior to making an offer, investigated the Property and all conditions and aspects of its ownership material to Buyer. If Buyer deems further investigation and/or inspection of the Property and/or the area necessary, Buyer has expressed a contingency for it in this contract. Buyer has relied, and pledges and agrees Buyer will rely, only on the results of Buyer's inspections and investigations for evaluation of the Property and its attributes and not on any statement, disclosure or representation which Buyer may contend was communicated, or not communicated, by Seller or Seller's agents or subagents.

X
Buyer

X
Buyer

X *Shelly A. Weston, Trustee*
Seller

dotloop verified
09/12/26 6:45 AM CDT
DPKT-YFAC-FAEN-EEJD

X
Seller

Drafted by: Jeffrey P. Patterson / State Bar of Wisconsin No. 1005690

Approved for use by Wis. real estate licensees pursuant to Wis. Admin. Code REEB §16.06(5)