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A Service Corporation

November 4, 2026

RE: Estate of Debra Schmoker
Property Address: 18475 Brookfield Lake Drive, Unit 77, Brookfield, WI

To Whom It May Concern:

Please be advised that Jacob Walker, in their capacity as Personal Representative of the Estate of Debra Schmoker, is exempt from completing a Wisconsin Real Estate Condition Report in connection with the sale of the above-referenced real property.

Pursuant to Wis. Stat. § 709.01(2)(a), the requirements of Wis. Stat. § 709.01(1), including the residential real estate disclosure requirements under Wis. Stat. §§ 709.02 through 709.04, do not apply to a Personal Representative who has never occupied the property being transferred.

In this matter, Jacob Walker has never occupied the subject property and is therefore exempt from the statutory requirement to complete and provide a Real Estate Condition Report to the prospective purchaser.

Accordingly, the Estate will not be providing a Real Estate Condition Report as part of this transaction.

Please feel free to contact our office if you have any questions or require additional documentation regarding this statutory exemption.

Sincerely,

JOHNS, FLAHERTY & COLLINS, S.C.

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