



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

4701 Hiram Brandon Drive
Bay City, Tx 77414

CONCERNING THE PROPERTY AT

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is _____ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or _____ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>		
Carbon Monoxide Det.	<input checked="" type="checkbox"/>		
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)	<input checked="" type="checkbox"/>		
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.	<input checked="" type="checkbox"/>		
French Drain	<input checked="" type="checkbox"/>		
Gas Fixtures	<input checked="" type="checkbox"/>		
Liquid Propane Gas:	<input checked="" type="checkbox"/>		
-LP Community (Captive)	<input checked="" type="checkbox"/>		
-LP on Property	<input checked="" type="checkbox"/>		

Item	Y	N	U
Natural Gas Lines	<input checked="" type="checkbox"/>		
Fuel Gas Piping:	<input checked="" type="checkbox"/>		
-Black Iron Pipe	<input checked="" type="checkbox"/>		
-Copper	<input checked="" type="checkbox"/>		
-Corrugated Stainless Steel Tubing	<input checked="" type="checkbox"/>		
Hot Tub	<input checked="" type="checkbox"/>		
Intercom System	<input checked="" type="checkbox"/>		
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill	<input checked="" type="checkbox"/>		
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool	<input checked="" type="checkbox"/>		
Pool Equipment	<input checked="" type="checkbox"/>		
Pool Maint. Accessories	<input checked="" type="checkbox"/>		
Pool Heater	<input checked="" type="checkbox"/>		

Item	Y	N	U
Pump: sump grinder	<input checked="" type="checkbox"/>		
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna	<input checked="" type="checkbox"/>		
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector - Hearing Impaired	<input checked="" type="checkbox"/>		
Spa	<input checked="" type="checkbox"/>		
Trash Compactor	<input checked="" type="checkbox"/>		
TV Antenna	<input checked="" type="checkbox"/>		
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System	<input checked="" type="checkbox"/>		

Item	Y	N	U
Central A/C	<input checked="" type="checkbox"/>		
Evaporative Coolers	<input checked="" type="checkbox"/>		
Wall/Window AC Units	<input checked="" type="checkbox"/>		
Attic Fan(s)	<input checked="" type="checkbox"/>		
Central Heat	<input checked="" type="checkbox"/>		
Other Heat	<input checked="" type="checkbox"/>		
Oven	<input checked="" type="checkbox"/>		
Fireplace & Chimney	<input checked="" type="checkbox"/>		
Carport	<input checked="" type="checkbox"/>		
Garage	<input checked="" type="checkbox"/>		
Garage Door Openers	<input checked="" type="checkbox"/>		
Satellite Dish & Controls	<input checked="" type="checkbox"/>		
Security System	<input checked="" type="checkbox"/>		

Additional Information

Sept. 2025
Sept. 2025

(TXR-1406) 07-10-23 Initialed by: Buyer: _____ and Seller: Mm, Cm

Full Stringer Realty, 3021 Avenue F Bay City TX 77414 Phone: 979.323.4802 Fax: 979.245.1750 www.ltwolf.com

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Kimberly Brown

Concerning the Property at
 4701 Hiram Brandon Drive
 Bay City, Tx 77414

Solar Panels	owned	leased from:	
Water Heater	electric	gas	other: number of units: 1
Water Softener	owned	leased from:	
Other Leased Item(s)	if yes, describe:		
Underground Lawn Sprinkler	automatic	manual	areas covered
Septic / On-Site Sewer Facility	if yes, attach information about On-Site Sewer Facility (TXR-1407)		

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(if yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).
 Roof Type: Impression Age: 2015

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Item	Y	N
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundation / Slab(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Item	Y	N
Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls / Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Structural Components	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Item	Y	N

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Asbestos Components	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diseased Trees: oak wilt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Endangered Species/Habitat on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fault Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous or Toxic Waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improper Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intermittent or Weather Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landfill	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Encroachments onto the Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improvements encroaching on others' property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Located in Historic District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Property Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Foundation Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Condition	Y	N
Radon Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil Movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subsurface Structure or Pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Underground Storage Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Unplatted Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Unrecorded Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urea-formaldehyde Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetlands on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wood Rot	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Fires	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(TXR-1406) 07-10-23 Initialed by: Buyer: _____ and Seller: M W C M

(TXR-1406) 07-10-23 Initialed by: Buyer: _____ and Seller: MMA

*If Buyer is concerned about these matters, Buyer may consult information about Flood Hazards (TXR 1414).
 For purposes of this notice:
 "100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
 "500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.
 "Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):
NOUSE WAS NEVER FLOODED EVEN IN 500 YEAR FLOOD

Present flood insurance coverage.	<input checked="" type="checkbox"/>	Y
Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.	<input checked="" type="checkbox"/>	N
Previous flooding due to a natural flood event.	<input checked="" type="checkbox"/>	N
Previous water penetration into a structure on the Property due to a natural flood.	<input checked="" type="checkbox"/>	N
Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).	<input checked="" type="checkbox"/>	N
Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).	<input checked="" type="checkbox"/>	N
Located wholly partly in a floodway.	<input checked="" type="checkbox"/>	N
Located wholly partly in a flood pool.	<input checked="" type="checkbox"/>	N
Located wholly partly in a reservoir.	<input checked="" type="checkbox"/>	N

Section 5. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? (Mark Yes (Y) if yes, explain (attach additional sheets if necessary):

*A single blockable main drain may cause a suction entrapment hazard for an individual.

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
NEW ROOF & WINDOWS ABOUT 6 YEARS AGO

Previous Roof Repairs	<input checked="" type="checkbox"/>	NEW ROOF & WINDOWS
Previous Other Structural Repairs	<input checked="" type="checkbox"/>	
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>	
Termite or WDI damage needing repair	<input checked="" type="checkbox"/>	
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>	

Concerning the Property at
 4701 Hiram Brandon Drive
 Bay City, Tx 77414

Concerning the Property at 4701 Hiram Brandon Drive Bay City, Tx 77414

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time. Y N
Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____
Manager's name: _____
Phone: _____

Fees or assessments are: \$ _____ per _____ and are: _____ mandatory _____ voluntary _____
Any unpaid fees or assessments for the Property? yes (\$) no _____
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.
Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Initiated by: Buyer: _____, and Seller: MW, SA

Concerning the Property at
4701 Hiram Brandon Drive
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The Property is located in a propane gas system service area owned by a propane distribution system retailer.
Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Wildlife Management
- Other: _____
- Senior Citizen
- Agricultural
- Disabled Veteran
- Disabled
- Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing-impaired if: (1) the buyer or a member of the buyer's family will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

(TXR-1406) 07-10-23

Initiated by: Buyer: _____

and Seller: MMJ

4701 Hiram Brandon Drive
Bay City, Tx 77414

Concerning the Property at

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller: *[Handwritten Signature]* Date: 04/22/2006
Signature of Seller: *[Handwritten Signature]* Date: 04/22/2006

Printed Name: MARIKA L McARTHUR
Printed Name: Christine McArthur 04/22/2006

ADDITIONAL NOTICES TO BUYER:

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

(3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.

(4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric:	<u>Dir. Energy.</u>	phone #:	<u>855 769 1008</u>
Sewer:	<u>City</u>	phone #:	
Water:	<u>City</u>	phone #:	
Cable:		phone #:	
Trash:	<u>City</u>	phone #:	
Natural Gas:		phone #:	
Phone Company:		phone #:	
Propane:		phone #:	
Internet:	<u>AT</u>	phone #:	

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: _____

Concerning the Property at
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(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer *[Handwritten Signature]*
Date 7/22/26
Printed Name: _____
Signature of Buyer _____
Date _____
Printed Name: _____

Printed Name: _____

Date _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____, _____
and Seller: *[Handwritten Initials]*



Certificate of Compliance WPI-8

Location of Property to be Insured

Street: 4701 HIRAM BRANDON

Block:

City: BAY CITY

County: MATAGORDA

Lot:

Tract or Addition:

Inside City Limits

Design wind speed 144 mph

Inland II - INLAND II - 2006 IRC Intl Residential Code - Risk Category II

Date of Construction: 04-07-2015

Application ID: 782483

Certificate Number: 716861

Occupancy Type: Residential

Building Type: House

Roof: Entire Re-Roof April 14, 2015

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 - 5.4011.



Certificate of Compliance WPI-8

Location of Property to be Insured

Street: 4701 HIRAM BRANDON

Block:

City: BAY CITY

County: MATAGORDA

Tract or Addition:

Lot:

Inside City Limits

Design wind speed 144 mph

Inland II - INLAND II - 2006 IRC Intl Residential Code

Date of Construction: 10-17-2014

Application ID: 780586

Occupancy Type: Residential

Certificate Number: 714576

Building Type: House

Appointed Qualified Inspector

Alterations Replace Window(s) March 13, 2015

7 WINDOWS - 1 FRONT, 1 LEFT, 3 REAR, 2 RIGHT

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 - 5.4011.

https://appcenter.tdi.texas.gov/windstorm/p/searchForApp?_gl=1*hw!35w*_ga*MTEyMTE1NzkxNy4xNzcxNjg1NzQw*_ga_Pe4LcBxkM5*czE3NzY1...