Form 17C Seller Disclosure Statement - Unimproved Rev. 8/21 Page 1 of 6

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SELLER DISCLOSURE STATEMENT **UNIMPROVED PROPERTY**

SEL	LEF	₹: <u>Ni</u>	ck D Wolfe	e, Lisa A	Volfe				Seller									~~~~	1
one Unin	Seller Seller Seller Seller Fo be used in transfers of unimproved residential real property, including property zoned for residential use that is not improved by one or more residential dwelling units, a residential condominium, a residential timeshare or a mobile or manufactured home. Unimproved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as 'timber land' under RCW 84.34.020. See RCW Chapter 64.06 for further information.											3							
Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between a Buyer and Seller.											8 9								
											12 13 14								
STA	TE	1	WA Z	IP 99	*******	COUN	ſΥ		S	tevens	, 011.		("TI	E F	ROPE	RTY"	O	RAS	15
		*********	ESCRIBED			'	*****				······		_ ` ` `			,			16
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LICE	NS	EE C	WING ARE OR OTHER GREEMEN	PARTY, T	HIS INFO	RMATIO	N IS FO	R DISCLO											
FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.								28 29 30 31											
										Selle	r[]is/	[His r	ot oc	cup	ying t	he Pro	pe	rty.	34
i.	SEL	LEF	R'S DISCL	OSURES:								•							35
			inswer "Ye se publicly i							your ans	swer and	attach o	docun	nent	s, if av	allable	an	d not	36 37
1.	TITI	LE											•	YES	NO	DON'		N/A	38 39
			you have le	egal autho	rity to se	li the pro	perty? If	no pleas	e expl	ain				س	1 1	[]		1	40
			tle to the p	-	-				•										41
			First right		•	-			. 					1	سلسد آ	1 1		1	42
		(2)	-													1 1		 []	43
		(3)	Lease or													[]		[]	44
			Life estate												_	[]		[.]	45
	*C.	Are	there any	encroachr	nents, bo	oundary a	greeme	nts, or bou	undary	y dispute	s?]	[]	[]		[]	46
			here a priva			-	_									[]		[]	47
	*E.	the	there any r	~	ay, easem	ents, or a	ccess lin	mitations th			uyer's use		.,		[]	[]		[]	48 49
SELL	ER'	S INI	5/9/23 TIALS	Date S	ELLER'S	NITIALS	2 <i>1714</i> Date												

Form 17C Seller Disclosure Statement - Unimproved Rev. 8/21 Page 2 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

(Continued)

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			ΥE	S	МО		T'N WO	N	A	50 51
	*F.	Are there any written agreements for joint maintenance of an easement or right of way?	[]	[]	[]	Į.]	52
	*G.	Is there any study, survey project, or notice that would adversely affect the property?	I	}	[1	1	}	[]	53
	*H.	Are there any pending or existing assessments against the property?	[]	M	Ţ]	[]	54
	*1.	Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling?	[]		[]	Į]	55 56
	*J.	Is there a boundary survey for the property?	[30	1	[]	I]	Į)	57
	*K.	Are there any covenants, conditions, or restrictions recorded against title to the property?	[]	[1	ſ	1	ſ	1	58
		NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington law allows for the illegal language to be struck by bringing an action in superior court or by the free recording of a restrictive covenant modification document. Many county auditor websites provide a short form with instructions on this process.				-				59 60 61 62 63 64
2.	WA	TER								65
	A.	Household Water								66
		(1) Does the property have potable water supply?	[]		[]	[1	67
		(2) If yes, the source of water for the property is: [] Private or publicly owned water system [] Private well serving only the property * [] Other water system *If shared, are there any written agreements?	ı	1	f 1	ſ	1	ſ	1	68 69 70
		*(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance	•	2		1	2		•	71
		of the water source?	[]	[]	ſ]	[1-	1	72
		*(4) Are there any problems or repairs needed?	[]	[]	[]	[٢	1	73
		(5) Is there a connection or hook-up charge payable before the property can be connected to the water main?	Į.]	[]	I]	[}	1	74 75
		(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.)	[1	[]	[]	[=	1	76 77
		(7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.)	T]	[]	[]	را]	7	78 79
		(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	[1	[]	ſ]	[]	80 81
		*(b) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	I]	82 83
		(c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day?	[]	[]	[]	[]	84 85
		*(8) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	I]	[]	[1	[2	1	86
	В.	Irrigation Water								87
		(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? (If yes, please attach a copy.)	ĺ]	[]	[1	[]	88 89
		(a) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	Ī]	[1	90 91
SEL	LER'	(b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	Tuesd.]	[]	[]	I]	92 93

Form 17C Seller Disclosure Statement - Unimproved Rev. 8/21 Page 3 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY (Continued)

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YES NO DON'T N/A 94 95 KNOW *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? [] []/ [] 96 97 If so, please identify the entity that supplies irrigation water to the property: 98 99 C. Outdoor Sprinkler System 100 101 102 SEWER/SEPTIC SYSTEM 103 104 A. The property is served by: 105 Public sewer system [] On-site sewage system (including pipes, tanks, drainfields, and all other component parts) 106 107 [] Other disposal system 108 Please describe: B. Is the property subject to any sewage system fees or charges in addition to those covered in 109 your regularly billed sewer or on-site sewage system maintenance service? [] [] 110 111 C. If the property is connected to an on-site sewage system: [112 *(2) Was it approved by the local health department or district following its construction? [113 114 115 116 (6) Is the on-site sewage system, including the drainfield, located entirely 117 within the boundaries of the property?...... [] [] 118 119 If no, please explain: *(7) Does the on-site sewage system require monitoring and maintenance services more 120 frequently than once a year?...... [] [] 121 122 ELECTRICAL/GAS 123 124 125 126 127 128 5. FLOODING

SELLER'S INITIALS Date SELLER'S INITIALS Date

A. Is the property located in a government designated flood zone or floodplain?...... [] []

129

Form 17C Seller Disclosure Statement - Unimproved Rev. 8/21 Page 4 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY (Continued)

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6.	soi	SOIL STABILITY					N'T WO	N	Α	130 131	
	*A.	Are there any settlement, earth movement, slides, or similar soil problems on the property? \dots	I]	[4]	Ī	1	ĺ]	132	
7.	EN\	/IRONMENTAL								133	
	*A.	Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	[]	M	I]]	134 135	
	*B.	Does any part of the property contain fill dirt, waste, or other fill material?	Į	1		-)	[j	136	
	*C.	Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	[]	[U]])	I]	137 138	
	D.	Are there any shorelines, wetlands, floodplains, or critical areas on the property?	1]	[-	[]	ſ	}	139	
	°E.	Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?	ľ]	[1]]	[]	140 141 142	
	*F.	Has the property been used for commercial or industrial purposes?	ľ	1	IV	ĺ]	Į]	143	
	*G.	Is there any soil or groundwater contamination?	I]	[1	ĺ]	ĺ	j	144	
	*H.	Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?	[]	[1	Į	1	[)	145 146	
	*1 .	Has the property been used as a legal or illegal dumping site?	[]	[4]	ĺ]	Į]	147	
	*J.	Has the property been used as an illegal drug manufacturing site?	[]	14	Ī	}	[]	148	
	*K.	Are there any radio towers that cause interference with cellular telephone reception?	[]	[4	ĺ]	[)	149	
8.	HO	MEOWNERS' ASSOCIATION/COMMON INTERESTS								150	
	A.	Is there a homeowners' association?	[]	IH	ĺ]	I	1	151 152 153 154	
	₿.	Are there regular periodic assessments?	I]	[]	[4	+]	155 156 157	
	*C,	Are there any pending special assessments?	I]	[]	[2	7	•	1	158	
	* D.	Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?	ĺ)	[1/]	1	I	1	159 160 161	
9.	ОТІ	HER FACTS								162	
	* A.	Are there any disagreements, disputes, encroachments, or legal actions concerning the property?	[]	[4	[1	[1	163	
	* B.	Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government?	[]	المسمارة	[]	ſ	1	164 165	

SELLER'S INITIALS Date SELLER'S INITIALS Date

Form 17C Seller Disclosure Statement - Unimproved Rev. 8/21 Page 5 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY (Continued)

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YES NO DON'T N/A KNOW *E. Have any development-related permit applications been submitted to any government agencies?.. [] [] If the answer to E is "yes," what is the status or outcome of those applications? F. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?..... 10. FULL DISCLOSURE BY SELLERS A. Other conditions or defects: *Are there any other existing material defects affecting the property that a prospective The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and 180 Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and 181 against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a 182 copy of this disclosure statement to other real estate licensees and all prospective buyers of the property. Nick D Wolfe If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line 186 number(s) of the question(s).

Form 17C Seller Disclosure Statement - Unimproved Rev. 8/21 Page 6 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

(Continued)

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II.	NO	TICES TO THE BUYER				213					
	1.	SEX OFFENDER REGISTRATION				214					
		INFORMATION REGARDING REGISTERED AGENCIES. THIS NOTICE IS INTENDED ON AN INDICATION OF THE PRESENCE OF	U OF WHERE TO OBTAIN THIS INFORMA		215 216 217						
	2.	PROXIMITY TO FARMING/WORKING FO	REST			218					
		THIS NOTICE IS TO INFORM YOU THAT TO CLOSE PROXIMITY TO A FARM OR WO INVOLVES USUAL AND CUSTOMARY AGR UNDER RCW 7.48.305, THE WASHINGTO	ORKING FOREST.	THE OPERATION OF A FARM OR WITCES OR FOREST PRACTICES, WHICH A	ORKING FOREST						
	3.	OIL TANK INSURANCE				223					
		THIS NOTICE IS TO INFORM YOU THAT IF AN OIL TANK FOR HEATING PURPOSES, N INSURANCE AGENCY.									
Ш.	BU	YER'S ACKNOWLEDGEMENT				227					
	1.	BUYER HEREBY ACKNOWLEDGES THA	iT:			228					
		A. Buyer has a duty to pay diligent attention utilizing diligent attention and observation		efects that are known to Buyer or can be I	known to Buyer by	229 230					
		B. The disclosures set forth in this statemnot by any real estate licensee or other		endments to this statement are made only	by the Seller and	231 232					
		 Buyer acknowledges that, pursuant to F provided by Seller, except to the extent 	real estate licensees are not liable for inac ensees know of such inaccurate informati	curate information on.	233 234						
		D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.									
				acceptance" portion of this disclosure statatechments, if any) bearing Seller's signatu		236 237					
		ACTUAL KNOWLEDGE OF THE PROPERT AND SELLER OTHERWISE AGREE IN WE SELLER OR SELLER'S AGENT DELIVER DELIVERING A SEPARATELY SIGNED WRI	TY AT THE TIME SE RITING, BUYER SH RS THIS DISCLOS ITTEN STATEMENT	OSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER AT THE TIME SELLER COMPLETES THIS DISCLOSURE, UNLESS BUYE ING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DATHIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT EN STATEMENT OF RESCISSION TO SELLER'S AGENT. YOR OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.							
		BUYER HEREBY ACKNOWLEDGES RECE THAT THE DISCLOSURES MADE HEREI LICENSEE OR OTHER PARTY.			245 246						
		Buyer	Date	Date	247 248						
	2.	BUYER'S WAIVER OF RIGHT TO REVOK	E OFFER			249					
		Buyer has read and reviewed the Seller's re-	er Disclosure Statement. Buver approves	this statement and	250						
		waives Buyer's right to revoke Buyer's offer based on this disclosure.									
*		Buyer	Date	Buyer	Dale	252 253					
	•	BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT									
	3.			wakee that right	254						
		Buyer has been advised of Buyer's right to However, if the answer to any of the question the receipt of the "Environmental" section of	ons in the section er	ntitled "Environmental" would be "yes," Bu		255 256 257					
		Buyer	Date	Buyer	Date	258 259					
		•									