

**SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY**

SELLER: Travis A Hastings 1
Seller Seller

To 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. 2 3 4 5

INSTRUCTIONS TO THE SELLER 6

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. 7 8 9 10 11

NOTICE TO THE BUYER 12

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 399XXX Hwy 20, CITY Cusick, STATE WA, ZIP 99119, COUNTY Pend Oreille ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. 13 14 15 16

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT. 17 18 19 20 21 22 23

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER. 24 25 26

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. 27 28 29 30 31 32 33

Seller [] is/ [X] is not occupying the Property. 34

I. SELLER'S DISCLOSURES: 35

If you answer "Yes" to a question with an asterisk (), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet. 36 37

1. TITLE 38 39

A. Do you have legal authority to sell the property? If no, please explain [X] [] [] [] 40

*B. Is title to the property subject to any of the following? 41

(1) First right of refusal [] [X] [] [] 42

(2) Option [] [X] [] [] 43

(3) Lease or rental agreement [] [X] [] [] 44

(4) Life estate? [] [X] [] [] 45

*C. Are there any encroachments, boundary agreements, or boundary disputes? [] [X] [] [] 46

*D. Is there a private road or easement agreement for access to the property? [] [] [X] [] 47

*E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property? [] [] [X] [] 48 49

TS 5/8/2024 | 6:00 PDT

SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY
(Continued)

Table with 5 columns: Question, YES, NO, DON'T KNOW, N/A, and Page Number. Rows include questions *F through *K regarding written agreements, studies, assessments, zoning violations, boundary surveys, and covenants.

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.

2. WATER

A. Household Water

Table with 5 columns: Question, YES, NO, DON'T KNOW, N/A, and Page Number. Rows include questions (1) through (8) regarding potable water supply, water source, easements, problems, connection charges, certificates, water rights, and defects.

B. Irrigation Water


Table with 5 columns: Question, YES, NO, DON'T KNOW, N/A, and Page Number. Rows include questions (1) through (2) regarding irrigation water rights and their usage.

5/8/2024 | 6:00 PDT

SELLER'S INITIALS Date SELLER'S INITIALS Date

**SELLER'S DISCLOSURE STATEMENT
UNIMPROVED PROPERTY
(Continued)**

	YES	NO	DON'T KNOW	N/A	
					94
					95
* (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? [] [X] [] []					96
If so, please identify the entity that supplies irrigation water to the property:					97
_____					98
C. Outdoor Sprinkler System					99
(1) Is there an outdoor sprinkler system for the property? [] [X] [] []					100
*(2) If yes, are there any defects in the system? [] [] [] [X]					101
*(3) If yes, is the sprinkler system connected to irrigation water? [] [] [] [X]					102
3. SEWER/SEPTIC SYSTEM					103
A. The property is served by:					104
[] Public sewer system					105
[] On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					106
[X] Other disposal system					107
Please describe: <u>No sewer system</u>					108
B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service? [] [X] [] []					109
C. If the property is connected to an on-site sewage system:					111
*(1) Was a permit issued for its construction? [] [] [] [X]					112
*(2) Was it approved by the local health department or district following its construction? [] [] [] [X]					113
(3) Is the septic system a pressurized system? [] [] [] [X]					114
(4) Is the septic system a gravity system? [] [] [] [X]					115
*(5) Have there been any changes or repairs to the on-site sewage system? [] [] [] [X]					116
(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? [] [] [] [X]					117
If no, please explain: _____					118
_____					119
*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? [] [] [] [X]					120
_____					121
4. ELECTRICAL/GAS					122
A. Is the property served by natural gas? [] [X] [] []					123
B. Is there a connection charge for gas? [] [X] [] []					124
C. Is the property served by electricity? [] [X] [] []					125
D. Is there a connection charge for electricity? [] [X] [] []					126
*E. Are there any electrical problems on the property? [] [X] [] []					127
5. FLOODING					128
A. Is the property located in a government designated flood zone or floodplain? [] [X] [] []					129

 5/8/2024 | 6:00 PDT

SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY
(Continued)

Table with columns for question number, question text, YES, NO, DON'T KNOW, N/A, and page number. Includes sections 6. SOIL STABILITY, 7. ENVIRONMENTAL, 8. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS, and 9. OTHER FACTS.

TH 5/8/2024 | 6:00 PDT
SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY
(Continued)

	YES	NO	DON'T KNOW	N/A	
					166
					167
*C. Is the property classified or designated as forest land or open space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168
D. Do you have a forest management plan? If yes, attach.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169
*E. Have any development-related permit applications been submitted to any government agencies? ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170
If the answer to E is "yes," what is the status or outcome of those applications?					171
_____					172
F. Is the property located within a city, county, or district or within a department of natural resources					173
fire protection zone that provides fire protection services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	174

10. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:					175
*Are there any other existing material defects affecting the property that a prospective					176
buyer should know about?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	177
B. Verification					178
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and					179
Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and					180
against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a					181
copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					182
					183

DocuSigned by:					
	5/8/2024 6:00 PDT				184
Seller	Date	Seller	Date		185

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

_____	188
_____	189
_____	190
N/A	191
_____	192
_____	193
_____	194
_____	195
_____	196
_____	197
_____	198
_____	199
_____	200
_____	201
_____	202
_____	203
_____	204
_____	205
_____	206
_____	207
_____	208
_____	209
_____	210
_____	211
_____	212

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY
(Continued)

II. NOTICES TO THE BUYER 213

1. SEX OFFENDER REGISTRATION 214

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS. 215-217

2. PROXIMITY TO FARMING/WORKING FOREST 218

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT. 219-222

3. OIL TANK INSURANCE 223

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY INSURANCE AGENCY. 224-226

III. BUYER'S ACKNOWLEDGEMENT 227

1. BUYER HEREBY ACKNOWLEDGES THAT: 228

A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation. 229-230

B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party. 231-232

C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information. 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. 235

E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s). 236-237

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT. 238-243

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. 244-246

Buyer Date Buyer Date 247-248

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER 249

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure. 250-251

Buyer Date Buyer Date 252-253

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT 254

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement. 255-257

Buyer Date Buyer Date 258-259

5/8/2024 | 6:00 PDT

SELLER'S INITIALS Date SELLER'S INITIALS Date