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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

SELLER: Corey Pelfrey, Angela Pelfrey

 Seller
 Seller

 To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, 2 dwellings in a residential common interest community not subject to a public offering statement, condominiums not subject to a public 3 offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for further information.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check 6 "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of 7 the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure 8 statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless 9 otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller. 10

NOTICE TO THE BUYER

THE FOLLOW	ING DISCLOS	SURES ARE	MADE BY THE	SELLER ABOUT THE CONDITION O	F THE PROPERTY LOCATED A	Г 12
		354 E Colu	mbia Ave	, CITY	Colville	13
STATE	, ZIP	99114	, COUNTY	Stevens	("THE PROPERTY") OR AS	5 14
LEGALLY DES	SCRIBED ON	THE ATTAC		λ.		15

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED 16 ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE 17 STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM 18 THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT 19 BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE 20 SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND 21 PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT. 22

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE 23 LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF 24 ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER. 25

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED 26 TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, 27 WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, 28 BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. 29 THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE 30 PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY 31 ADVICE, INSPECTION, DEFECTS OR WARRANTIES. 32

Seller [X] is/ [] is not occupying the Property. 33

I. SELLER'S DISCLOSURES:

If you answer "Yes" to a question with an asterisk (), please explain your answer and attach documents, if available and not 35 otherwise publicly recorded. If necessary, use an attached sheet. 36

		YES	NO	DON'T	N/A	37
1.	TITLE			KNOW		38
	A. Do you have legal authority to sell the property? If no, please explain	[X]	[]	[]	[]	39
	*B. Is title to the property subject to any of the following?					40
	(1) First right of refusal	[]	[X]	[]	[]	41
	(2) Option			[]	[]	42
	(3) Lease or rental agreement			[]	[]	43
	(4) Life estate?			[]	[]	44
	*C. Are there any encroachments, boundary agreements, or boundary disputes?			[X]	[]	45
	*D. Is there a private road or easement agreement for access to the property?	IJ	IJ	[x]	ΙJ	46
	*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of			r 1		47
	the property?		ļļ	[X]	ļļ	48
	*F. Are there any written agreements for joint maintenance of an easement or right-of-way?			[X]	I I	49
	*G. Is there any study, survey project, or notice that would adversely affect the property?			[X]	I I	50
	 *H. Are there any pending or existing assessments against the property?	I]	IJ	[×]	LJ	51 52
		r ı	г 1	[1]	г 1	52
(LP	property that would affect future construction or remodeling?	I]	IJ	[X]	IJ	55
<u> </u>	μρ					
SEL	LER'S INITIALS Date SELLER'S INITIALS Date					

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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY (Continued)

			YE	S	NO	DON'T	N/A	54
	.					KNOW		55
		Is there a boundary survey for the property?	-	-		[X]		56
	^К.	Are there any covenants, conditions, or restrictions recorded against the property?	-	1	IJ	[X]	[]	57
		NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation,						58
		or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington						59
		law allows for the illegal language to be struck by bringing an action in superior court or by the						60
		free recording of a restrictive covenant modification document. Many county auditor websites						61
2	14/4	provide a short form with instructions on this process. TER						62
2.								63
	А.	Household Water (1) If year the source of water for the property is: [1] Private or publicly owned water system						64
		(1) If yes, the source of water for the property is: [X] Private or publicly owned water system						65
		[] Private well serving only the property * [] Other water system	r	1	r 1	[]	г 1	66
		*If shared, are there any written agreements?	L	1	[]]	[x]	[]	67
		*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the	r	,	r 1	[]	г 1	68
		water source?	-	-		[x]		69
		*(3) Are there any problems or repairs needed?				[x]		70
		(4) During your ownership, has the source provided an adequate year-round supply of potable water?.	[)	(]	[]]	[]	[]]	71
		If no, please explain:	г.	. 1	г 1	r 1	г 1	72
		If yes, are they: [] Leasedx[] Owned	1)		LJ	[]	[]	73
		*(6) Are there any water rights for the property associated with its domestic water supply, such						74
		as a water right permit, certificate, or claim?	г	1	r ı	[x]	гı	75
		(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	-	-				76
		*(b) If yes, has all or any portion of the water right not been used for five or more successive years?	-	-			[X]	77
		*(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?				[]	[X]	78
	_		L	1	[\]	[]	[]	79
	В.	Irrigation Water						80
		(1) Are there any irrigation water rights for the property, such as a water right permit,						81
		certificate, or claim?	l]	IJ	[]	[x]	82
		*(a) If yes, has all or any portion of the water right not been used for five or more	r	,				83
		successive years?					[x]	84
		*(b) If so, is the certificate available? (If yes, please attach a copy.)	-	-			[X]	85
		*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	-	-		L J	[x]	86
		*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity?	[]	[]	[x]	[]	87
		If so, please identify the entity that supplies water to the property:						88
								89
	С.	Outdoor Sprinkler System						90
		(1) Is there an outdoor sprinkler system for the property?				[]	[]	91
		*(2) If yes, are there any defects in the system?	[]	[]	[]	[X]	92
		*(3) If yes, is the sprinkler system connected to irrigation water?	[]	[]	[]	[x]	93
3.	SE\	NER/ON-SITE SEWAGE SYSTEM						94
	Α.	The property is served by:						95
		[X] Public sewer system [] On-site sewage system (including pipes, tanks, drainfields, and all of	the	r co	ompor	ent parts)	96
		[] Other disposal system						97
		Please describe:						98
	в	If public sewer system service is available to the property, is the house connected to						
	5.	the sewer main?	[\	1	[]	[]	[]	99 100
	6	If no, please explain:	. /	. 1				100
l (p	6	/25/2024 19:35 PDT 6/25/2024 21:03 MDT						101
SEI	- LER'	SINITIALS Date SELLER'S INITIALS Date						

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SELLER DISCLOSURE STATEMENT **IMPROVED PROPERTY** (Continued)

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	*C.	Is the property subject to any sewage system fees or charges in addition to those covered	YE	S	NO		N'T OW	N/A	10 10
		in your regularly billed sewer or on-site sewage system maintenance service?	[]	[x]	[]	[]	10
	D.	If the property is connected to an on-site sewage system:							10
		*(1) Was a permit issued for its construction, and was it approved by the local health							10
		department or district following its construction?	[]	[]	[]	[x]	10
		(2) When was it last pumped?							10
		*(3) Are there any defects in the operation of the on-site sewage system?	[]	[]	[]	[X]	10
		(4) When was it last inspected?				[]	[X]	11
		By whom:							11
		(5) For how many bedrooms was the on-site sewage system approved? bedrooms				[]	[X]	11
	Ε.	Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site							11
		sewage system?	[x	(]	[]	[]	[]	11
		If no, please explain:							11
		Have there been any changes or repairs to the on-site sewage system?	[]	[]	[]	[x]	11
	G.	Is the on-site sewage system, including the drainfield, located entirely within the							11
		boundaries of the property?	[]	[]	[]	[x]	11
		If no, please explain:							11
	*H.	Does the on-site sewage system require monitoring and maintenance services more frequently							12
		than once a year?	[]	[]	[]	[x]	12
		: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR							
		HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUES	TIO	NS	S LIST	ΈD	IN I	TEM 4	12
(STF	RUC	TURAL) OR ITEM 5 (SYSTEMS AND FIXTURES).							12
4.	STF	RUCTURAL							12
	*A.	Has the roof leaked within the last 5 years?	[]	[x]	[]	[]	12
	*B.	Has the basement flooded or leaked?	[]	[]	[]	[x]	12
	*C.	Have there been any conversions, additions or remodeling?	[X]	[]	[]	[]]	12
		*(1) If yes, were all building permits obtained?	[]	[]	[)	k]	[]	12
		*(2) If yes, were all final inspections obtained?				[)	k]	[]	13
	D.	Do you know the age of the house?	[]	[X]	[]	[]	13
		If yes, year of original construction:							13
	*E.	Has there been any settling, slippage, or sliding of the property or its improvements?	[]	[]	[)	K]	[]	13
	*F.	Are there any defects with the following: (If yes, please check applicable items and explain)	[]	[]	[)	K]	[]	13
		[] Foundations [] Decks [] Exterior Walls							13
		[] Chimneys [] Interior Walls [] Fire Alarms							13
		[]Doors []Windows []Patio							13
		[] Ceilings [] Slab Floors [] Driveways							13
		[]Pools []Hot Tub []Sauna							13
		[] Sidewalks [] Outbuildings [] Fireplaces							14
		[] Garage Floors [] Walkways [] Siding							14
		[] Wood Stoves [] Elevators [] Incline Elevators							14
		[] Stairway Chair Lifts [] Wheelchair Lifts [] Other							14
	*G.	Was a structural pest or "whole house" inspection done?	ſ	1	[x]	1	1	[]	14
		If yes, when and by whom was the inspection completed?	-	-		•			14
									14
	Н.	During your ownership, has the property had any wood destroying organism or pest infestation?	ſ	1	[x]	1	1	[]	14
	I.	Is the attic insulated?	-	-	[]]	ſ	1	[]	14
	 J.	Is the basement insulated?	-			ſ	1	[X]	14
DC			Ľ	L		L	1	1.1	14
UP		/25/2024 19:35 PDT \int_{lp}^{10} 6/25/2024 21:03 MDT							
SELL	ER'	S INITIALS Date SELLER'S INITIALS Date							

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		YES NO	DON'T	N/A	15

 *A. If any of the following systems or futures are included with the transfer, are there any defects? If yes, please explain: Pleuting system, including vierg, switches, outlets, and service I [X] [] [] Pleuting system, including price, fauces, fixtures, and toilets I [X] [] [] Hot water tank. I [X] [] [] Hot water tank. I [X] [] [] Appliances I [X] [] [] Sump pump I [X] [] [] I Appliances I [X] [] [] [] I Start of the following futures or property is included with the transfer, are they leased? I [I] I] [] [X] [] [] [] [] [] [] []			YES	i I	NO	DON'T	N/A	1:
If yes, please explain:	5.	SYSTEMS AND FIXTURES				KNOW		1
Electrical system, including pring, switches, outlets, and service I × I [1] I × I I I × I [1] I × I I I × I [1] I × I I I × I I I × I I I × I I I × I I × I I × I I × I I × I I × I I × I I × I I ×								1
Plumbing system, including pipes, faucets, fatures, and tollets [] [X] [] [] Hot water tank. [] [X] [] [] Appliances [] [X] [] [] Appliances [] [X] [] Sump pump [] [X] [] Heating and cooling systems [] [X] [] Sump pump [] [X] [] Heating and cooling systems [] [X] [] Cher [] [X] [] 'B. If any of the following futures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.) Security System: Tanks (type): Tanks (type): Tanks (type): Tanks (type): Statilitie dish: (Dher: M ¹) (1) [] [] [] [] [] [] [] [] [] [] [] [] []		If yes, please explain:						1:
Hot water tank [] [X] [] [] Appliances [] [X] [] [] Appliances [] [X] [] [] Sump pump [] [X] [] Heating and cooling systems [] [X] [] Sump the following futures or property is included with the transfer, are they leased? [] [] [] [] [] [] [] [] [] [] [] [] [] [Electrical system, including wiring, switches, outlets, and service	[]	ļ	[X]	[]	[]	1
Garbage disposal [] x []						[]	[]	1
Appliances [] [X] [] [] [] Sump pump [] [X] [] [] [] Heating and cooling systems [] [X] [] [] [] Security system: [] [X] [] [] [] Tanks (type): [] [] [] [] [] [] Security System: [] [] [] [] [] [] Tanks (type): [] [] [] [] [] [] [] Statellite dight: [] [] [] [] [] [] [] Other: [] [] [] [] [] [] [] [] [] Tanks (type): [] [] [] [] [] [] [] [] [] Statellite dight: [] [] [] [] [] [] [] [] [] [] Other: [] [] [] [] [] [] [] [] [] [] [] [] [] (1) Woodstove? [] [] [] [] [] [] [] [] [] [] [] [] [] [[]	[]	1
Sump pump []						[]	[]	1:
Heating and cooling systems [] [X] [] [] [] [] Security system: [] [] [] [] [] [] 'B. If any of the following fixtures or property is included with the transfer, are they leased? [] [] [] [] [] [] [] 'If yes, please attach copy of lease.) Security System: [] [] [] [] [] [] [] Satellite dight: [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] 'Tanks (type): [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] 'Satellite dight: [] [] [] [] [] [] [] [] [] [] [] [] [] [[]	[]	1:
Security system: [] [] [] [] [] [] [] 'B. If any of the following fixtures or property is included with the transfer, are they leased? (if yes, please attack coop of lease.) Security System: Tanks (type): Tanks (type): Tanks (type): Tanks (type): (if yes, please attack coop of lease.) C. Are any of the following kinds of wood burning appliances present at the property? (1) [] [] [] [] [] [] [] [] [] (2) Fireplace insert? (3) Pellet stove? (1) [] [] [] [] [] [] [] [] [] [] [] (3) Pellet stove? (1) [] [] [] [] [] [] [] [] [] (4) Fireplace? (1) [] [] [] [] [] [] [] [] [] (2) Steporty ocated within a city, county, or district or within a department of natural resources fire protection acent age planaces to improve air quality and public health? (1) [] [] [] [] [] [] [] [] [] [] [] [] [] [[]	[X]	1:
Security system: [] [] [] [] [] [] [] 'B. If any of the following fixtures or property is included with the transfer, are they leased? (if yes, please attack coop of lease.) Security System: Tanks (type): Tanks (type): Tanks (type): Tanks (type): (if yes, please attack coop of lease.) C. Are any of the following kinds of wood burning appliances present at the property? (1) [] [] [] [] [] [] [] [] [] (2) Fireplace insert? (3) Pellet stove? (1) [] [] [] [] [] [] [] [] [] [] [] (3) Pellet stove? (1) [] [] [] [] [] [] [] [] [] (4) Fireplace? (1) [] [] [] [] [] [] [] [] [] (2) Steporty ocated within a city, county, or district or within a department of natural resources fire protection acent age planaces to improve air quality and public health? (1) [] [] [] [] [] [] [] [] [] [] [] [] [] [Heating and cooling systems	[]		[X]	[]	[]	10
Other		Security system: [] Owned [] Leased	ſ Ì		1	[]	[x]	10
(ff yes, please attach copy of lease.) Image: Security System:		Other	Î Î		i	i i		10
(ff yes, please attach copy of lease.) Image: Security System:		*B. If any of the following fixtures or property is included with the transfer, are they leased?						10
Security System: [] [] [] [] [] [] [] [] [] [] [] [] [] [(If ves, please attach copy of lease.)						10
Tanks (type): [] [] [] [] [] [] [] [] Satellite dish: [] [] [] [] [] [] [] [] [] [] "C. Are any of the following kinds of wood burning appliances present at the property? [] [] [] [] [] [] [] "C. Are any of the following kinds of wood burning appliances present at the property? [] [] [] [] [] [] [] [] [] (1) Woodstove? [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] (2) Fireplace insert? [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] (3) Fellet stove? [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] (4) Fireplace? [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] The property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection zone that provi			[]	ſ	1	[]	[x]	10
Satellite dish: [] [] [] [] [] [] [] 'C. Are any of the following kinds of wood burning appliances present at the property? [] [] [] [] [] [] [] '1) Woodstove? [] [] [] [] [] [] [] (2) Fireplace insert? [] [] [] [] [] [] (3) Feliet stove? [] [] [] [] [] [] (4) Fireplace? [] [] [] [] [] (7) Feliet stove? [] [] [] [] [] (1) Fireplace? [] [] [] [] [] (2) Fireplace ansert? [] [] [] [] [] (3) Feliet stove? [] [] [] [] [] (4) Fireplace? [] [] [] [] [] (2) I fireplace? [] [] [] [] [] (3) Feliet stove? [] [] [] [] [] (4) Fireplace? [] [] [] [] [] (4) Fireplace? [] [] [] [] [] (4) Fireplace? [] [] [] [] [] (5) Is the property culped with anon monoxide alarms as required by the state building code). [X] [] [] [] [] [] [] (5) Does the property culped with anon monoxide alarms as required by the state building code). [X] [] [] [] [] [] [] [] (7) Note: [] Common areasticle? [] [] [] [] [] [] [] [] [] [] [] [] [] [Tanks (type):	i i		i	i i		10
Other: N/A [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [Satellite dish:	i i		i	i i		10
*C. Are any of the following kinds of wood burning appliances present at the property? (1) Woodstove? (1) Wroodstove? (1) [1] [1] [1] [1] [1] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [1] [2] [2] [2] [2] [2] [2] [2] [2] [2] [2		Other: N/A	i i	l I	i			
(1) Woodstove? [] <td></td> <td></td> <td></td> <td>L</td> <td></td> <td></td> <td>[7]</td> <td>10</td>				L			[7]	10
(2) Fireplace insert? [] [] [] [] [] [] [] (3) Pellet stove? [] [] [] [] [] [] [] (4) Fireplace? [] [] [] [] [] [] [] (b) Fireplace? [] [] [] [] [] [] (c) Fireplace? [] [] [] [] [] [] (c) Fireplace? [] [] [] [] [] (c) Fireplace? [] [] [] [] [] (c) Fireplace? [] [] [] [] (c) Fireplace insert? [] [] [] [] (c) Fireplace? [] [] [] [] (c) Fireplace divice, as clean brunning appliances to insprove airwith a department of natural resources? [] [] [] [] [] [] (f) Other Fires property equipped with anone dealmars? (Note: Pursuant to RCW 19.27.50, Seller [] [] [] [] [] [] [] (f) Other Interport currently have internet service? [] [] [] [] [] [] [] [] [] (f) Other Interport currently have internet service? [] [] [] [] [] [] [] [] [] [] [] [] [] [ſ١	1	1	۲ I	[v]	1
(3) Pellet slove? [] [] [] [] [] [] [] (4) Fireplace? [] [] [] [] [] [] [] (f) Yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health? [] [] [] [] [] [] [] D. Is the property located within a city, country, or district or within a department of natural resources fire protection zone that provides fire protection services? [X] [] [] [] [] [] [] E. Is the property equipped with carbon monoxide alarms as required by the state building code.) [X] [] [] [] [] must equip the residence with carbon monoxide alarms as required by the state building code.) [X] [] [] [] [] (Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke detection device, at least one must be provided by the seller.) [] [] [] [] [] [] [] G. Does the property currently have internet service? [] [] [] [] [] [] [] [] [] [] Provider: [] [] [] [] [] [] [] [] [] [] Name of Association and contat information for an officer, director, employee, or other authorized agent, if any, who may provide the associations financial statements, minutes, bylaws, fining policy, and other information that is not publicly available: [] [] [] [] [] [] [] [] B. 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								
(4) Fireplace? [] [] [] [] [] [X] 1 If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental [] [] [] [] [X] 1 Protection Agency as clean burning appliances to improve air quaity and public health? [] [] [] [] [] [X] 1 D. 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? [X] [] [] [] [] [] [] [] [] [] [] [] [] []								
If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Image: Content of the insert of the ins								
Protection Agency as clean burning appliances to improve air quality and public health?[][][][][][][]][] D. 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?			1 1	L		LJ	[~]	
D. 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? [X] [] [] [] [] [] [] [] E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller must equip the residence with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller [X] [] [] [] [] [] [] [] [] [] [] [] [] []			г 1		. 1	г 1	[\ 1	
resources fire protection zone that provides fire protection services?				l		L J	[^]	
E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller 1 must equip the residence with carbon monoxide alarms as required by the state building code [X] [] [] [] [] [] 1 (Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke detection device, at least one must be provided by the seller.) [X] [] [] [] [] 1 (Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke detection device, at least one must be provided by the seller.) [X] [] [] [] [] 1 (B) Does the property currently have internet service? [X] [] [] [] [] 1 Provider: [X] [] [] [] [] 1 (A) Is there a Homeowners' Association? [] [] [] [] [] [] [] [] [] [] [] [] [] [[1 1			г 1	г 1	
must equip the residence with carbon monoxide alarms as required by the state building code.) [X] [] <			[^]	I	. 1	ΙJ	LI	
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SELLER'S INITIALS Date SELLER'S INITIALS Date

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

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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*G. Is there any solid or groundwater contamination? [] [] [] [X] [] 21 *H. Are there transmission poles or other electrical utility equipment installed, maintained, or 21 *H. Are there transmission poles or other electrical utility equipment installed, maintained, or 21 *H. Are there transmission poles or other electrical utility equipment installed, maintained, or 21 *H. Are there property been used as a legal or illegal dumping site? [] [] [] [X] [] 21 *K. Are there any radio towers in the area that cause interference with cellular telephone reception? [] [] [] [X] [] 21 *K. Are there any radio towers in the area that cause interference with cellular telephone reception? [] [] [] [X] [] [2] *K. Are there any radio towers in the area that cause interference with cellular telephone reception? [] [] [] [X] [] [2] *K. Are there any radio towers in the area that cause interference with cellular telephone reception? [] [] [] [X] [] [2] 21 K. ELED BASED PAINT (Applicable if the house was built before 1978) [] A. Presence of lead-based paint and/or lead-based paint hazards (check one below): [] [] K. Seller has no knowledge of lead-based paint hazards in the housing. 22 [] Seller has no knowledge of lead-based paint hazards in the housing. 23 [] Seller has no neoports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 24 [] If yes, please describe the alterations: [] [] [] [] [] [] [] [] [] [] [] [] [] [Page	e 5 of	6 (Continued)	YE	S	N	0	DON"	T N/A	208
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9. MANUFACTURED AND MOBILE HOMES 22 If the property includes a manufactured or mobile home, 22 *A. Did you make any alterations to the home? [] [] [] [] [] [] [] [] [2] *B. Did any previous owner make any alterations to the home? [] [] [] [] [] [] [] [2] *C. If alterations were made, were permits or variances for these alterations obtained? [] [] [] [] [] [] [2] *C. If alterations or defects: 23 *A. Other conditions or defects: 23 *A. Other conditions or defects: 23 *Are there any other existing material defects affecting the property that a prospective buyer should know about? 23 b. Verification 23 The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a seller authorizes real estate licensees. 24 Using Huffing 6/25/2024 19:35 PDT 6/25/2024 21:03 MDT Seller - constructions 24 24 Using Huffing Angela Pelfrey 24 If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the l		B.	 (explain). [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housin Records and reports available to the Seller (check one below): [] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). 							219 220 222 222 222 223 224
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If yes, please describe the alterations: 22 *B. Did any previous owner make any alterations to the home? [] [] [] [] [] [] [] [] [] [] [] *C. If alterations were made, were permits or variances for these alterations obtained? [] [] [] [] [] [] [] [] 10. FULL DISCLOSURE BY SELLERS 23 A. Other conditions or defects: 23 *Are there any other existing material defects affecting the property that a prospective buyer should know about? [] [] [] [] [X] [] B. Verification [] [] [] [X] [] 23 The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and 23 23 Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and 23 23 against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property. 24 Discussioned by 6/25/2024 21:03 MDT 24 Seller/notation(s). Explanations (if any) asteristed (*) items, please explain below (use additional sheets if necessary). Please refer to the line 24 24 Image: Perfect 24 24 24 Image: Prove Perfect 24 24 24				r	,	r	,		5 1	227
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SELLER DISCLOSURE STATEMENT **IMPROVED PROPERTY** (Continued)

NOTICES TO THE BUYER П. 257 1. SEX OFFENDER REGISTRATION 258 INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT 259 AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT 260 AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS. 261 **PROXIMITY TO FARMING/WORKING FOREST** 2. 262 THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN 263 CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST 264 INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED 265 UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT. 266 3. **OIL TANK INSURANCE** 267 THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES 268 AN OIL TANK FOR HEATING PURPOSES. NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY 269 INSURANCE AGENCY. 270 **BUYER'S ACKNOWLEDGEMENT** 271 ш BUYER HEREBY ACKNOWLEDGES THAT: 1. 272 273 Α 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. 274 The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and 275 R not by any real estate licensee or other party. 276 C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information 277 provided by Seller, except to the extent that real estate licensees know of such inaccurate information. 278 D This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller. 279 E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has 280 received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s). 281 282 F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet Protect Your Family From Lead in Your Home. DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S 283 ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER 284 AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY 285 SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY 286 DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT, YOU 287 MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT. 288 289 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES 290 THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE 291 LICENSEE OR OTHER PARTY. 292 293 Buyer Date Buyer Date **BUYER'S WAIVER OF RIGHT TO REVOKE OFFER** 294 Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and 295 waives Buyer's right to revoke Buyer's offer based on this disclosure. 296 297 Buyer Date Buver Date 298 299 BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT 300 Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. 301 However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive 302 the receipt of the "Environmental" section of the Seller Disclosure Statement. 303 304 Buyer Date Buyer Date 19:35 PDT 6/25/2024 6/25/2024 21:03 MDT AP

SELLER'S INITIALS Date SELLER'S INITIALS Date