

**ALTA COMMITMENT FOR TITLE
INSURANCE EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
Stevens County Title & Escrow

File No.: 24-36230-SCT

Parcel 5829900:

That part of the North 400 feet of the NE1/4 of the NW1/4 of Section 7, Township 29 North, Range 42 East, W.M., in Stevens County, Washington, lying North and West of Whittier Road No. 1066 and Scriven Road No. 2362.

Abbreviated Legal: P/O NE1/4 NW1/4, 07-29-42

Tax Parcel No.: 5829900

Property Address: 4623 Oregon Way, Clayton, WA 99110

Seller: 

Buyer: _____

Seller: 

Buyer: _____

The address shown above is provided for information only, as a convenience for the customer and is not included in the legal description to be insured. The Address was determined by public records and the Company assumes no liability for any inaccuracy of the address.

**IDENTIFICATION OF UTILITIES
ADDENDUM TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated _____ 1
between _____ ("Buyer") 2
and Stephen L Watkins Deborah E Watkins ("Seller") 3
concerning 4623 Oregon Way Clayton WA 99110 (the "Property"). 4

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds 5
necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities 6
providing service to the Property and having lien rights are as follows: 7

WATER DISTRICT:	<u>Well</u>		
	Name		e-mail or website (optional)
	Address		
	City, State, Zip		Fax No. (optional)
SEWER DISTRICT:	<u>Septic</u>		
	Name		e-mail or website (optional)
	Address		
	City, State, Zip		Fax No. (optional)
IRRIGATION DISTRICT:	<u>None</u>		
	Name		e-mail or website (optional)
	Address		
	City, State, Zip		Fax No. (optional)
GARBAGE:	<u>Sunshine Disposal</u>		
	Name		e-mail or website (optional)
	Address		
	City, State, Zip		Fax No. (optional)
ELECTRICITY:	<u>Inland Power</u>		
	Name		e-mail or website (optional)
	Address		
	City, State, Zip		Fax No. (optional)
GAS:	<u>N/A</u>		
	Name		e-mail or website (optional)
	Address		
	City, State, Zip		Fax No. (optional)
SPECIAL DISTRICT(S): (local improvement districts or utility local improvement districts)	<u>N/A</u>		
	Name		e-mail or website (optional)
	Address		
	City, State, Zip		Fax No. (optional)

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) 29
within _____ days (5 if not filled in) of mutual acceptance of this Agreement, Seller shall provide the Listing 30
Broker or Buyer Broker with the names and addresses of all utility providers having lien rights affecting the Property 31
and (2) Buyer and Seller authorize Listing Broker or Buyer Broker to insert into this Addendum the names and 32
addresses of the utility providers identified by Seller. 33

Nothing in this Addendum shall be construed to diminish or alter the Seller's obligation to pay all utility charges 34
(including unbilled charges). Buyer understands that the Listing Broker and Buyer Broker are not responsible for, or 35
to insure payment of, Seller's utility charges. 36

_____	_____	_____	_____	<u>SPW</u>	<u>9/24/24</u>	<u>DEW</u>	<u>9/24/24</u>
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

FIRPTA CERTIFICATION

The Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. 1445, provides that a buyer of a U.S. real property interest must withhold tax if Seller is a foreign person, unless one of the exceptions in the Act applies. The following will inform Buyer and Closing Agent whether tax withholding is required.

Note: The above law applies to foreign corporations, partnerships, trusts, estates and other foreign entities, as well as to foreign individuals. If Seller is a corporation, partnership, trust, estate or other entity, the terms "I" and "my" as used below means the corporation or other entity. A "real property interest" includes full or part ownership of land and/or improvements thereon; leaseholds; options to acquire any of the foregoing; and an interest in foreign corporations, partnerships, trusts or other entities holding U.S. real estate.

SELLER CERTIFICATION. Seller hereby certifies the following:

PROPERTY. I am the Seller of real property at:

4623 Oregon Way Clayton WA 99110
Address City State Zip

or (if no street address) legally described on the attached.

CITIZENSHIP STATUS. I AM AM NOT a non-resident alien (or a foreign corporation, foreign partnership, foreign trust, foreign estate or other foreign business entity) for purposes of U.S. income taxation.

TAXPAYER I.D. NUMBER.

My U.S. taxpayer identification number (e.g. social security number) is _____
(Tax I.D. number to be provided by Seller at Closing)

ADDRESS.

My home address is 4623 Oregon Way Clayton WA 99110
Address City State Zip

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete. I understand that this Certification may be disclosed to the Internal Revenue Service ("IRS") and that any false statement I have made here could be punished by fine, imprisonment, or both.

Steph J. Watson 9/24/24 David S. Watson 9/24/24
Seller Date Seller Date

BUYER CERTIFICATION (Only applicable if Seller is a non-resident alien).

If Seller is a non-resident alien, and has not obtained a release from the IRS, then Closing Agent must withhold 15% of the amount realized from the sale and pay it to the IRS, unless Buyer certifies that the selected statement below is correct:

Amount Realized (\$300,000 or less) and Family Residence = No Tax. (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, does not exceed \$300,000; and (b) I certify that I or a member of my family* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, there is no tax.

Amount Realized (more than \$300,000, but not exceeding \$1,000,000) and Family Residence = 10% Tax. (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, exceeds \$300,000, but does not exceed \$1,000,000; and (b) I certify that I or a member of my family* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, then Closing Agent must withhold 10% of the amount realized from the sale and pay it to the IRS.

* (Defined in 11 U.S.C. 267(c)(4). It includes brothers, sisters, spouse, ancestors and lineal descendants).

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief both statements are true, correct and complete. I understand that this Certification may be disclosed to the IRS and that any false statement I have made here could be punished by fine, imprisonment, or both.

Buyer Date Buyer Date