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

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

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SELLER: JUDITH CASTREEJON & RAPPULL SANCE	1 ∈7	<u> </u>			1			
To be used in transfers of unimproved residential real property, including property zoned for residential one or more residential dwelling units, a residential condominium, a residential timeshare or a mobil Unimproved residential real property does not include commercial real estate as defined in RCW 60.42. "timber land" under RCW 84.34.020. See RCW Chapter 64.06 for further information.	la ar i	mani	Factornad	L				
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 "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.								
NOTICE TO THE BUYER THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT, CITY, CITY								
STATE COA, ZIP 90022, COUNTY COOKS CO ("THE LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.	IE PR	ROPE	RTY") O	R AS	14 3 15 16			
SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEF ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLET STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESBY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.	ES T BUSII SCIND	THIS NESS THE	DISCLO DAYS F AGREEI	SURE ROM MENT	18 19 20			
THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.	OF A	NY R BEAF	EAL ES PART OF	TATE ANY	24			
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.								
Seller □ is / ∭ is not o	ссир	ying t	he Prop	erty.	34			
I. SELLER'S DISCLOSURES:					35			
* If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach docum- otherwise publicly recorded. If necessary, use an attached sheet.	ents, i	f avail	lable and	d not	36 37			
1. TITLE	YES	NO	DON'T KNOW	N/A	38 39			
A. Do you have legal authority to sell the property? If no, please explain	☑				40			
*B. Is title to the property subject to any of the following?					41			
(1) First right of refusal		ব্			42			
(2) Option		Ø			43			
(3) Lease or rental agreement		Ø			44			
		Ø			45			
*C. Are there any encroachments, boundary agreements, or boundary disputes?		Ø	0		46			
*D. Is there a private road or easement agreement for access to the property?	.□	Ø		0	47			
*E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property?	.0	Ą			48 49			
100 9/24/24 SELLEDS NITIALS 9/24/24								
SELLER'S INITIALS Date SELLER'S INITIALS Date								

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			YES	МО	DON'T KNOW	N/A	50 51
	*F.	Are there any written agreements for joint maintenance of an easement or right of way?	0	ď	0		52
	*G	. Is there any study, survey project, or notice that would adversely affect the property?	0	₫	9		53
	*H.	Are there any pending or existing assessments against the property?	0	Q	a		54
	*1.	Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling?	.	Ø	0		55 56
	*J.	Is there a boundary survey for the property?		ъ			57
	*K.	Are there any covenants, conditions, or restrictions recorded against title to the property?	.0	D)	О		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?	.0	ď			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					68 69
		*If shared, are there any written agreements?			٥	Q/	70
		*(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	0	Ø		0	71 72
		*(4) Are there any problems or repairs needed?		Ø			73
		(5) Is there a connection or hook-up charge payable before the property can be connected to the water main?			ર્જી	0	74 75
		(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.)		ď	a	۵	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.)	_	ď	0		78 79
		(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	.	۵	٥	D^	80 81
		*(b) If yes, has all or any portion of the water right not been used for five or more successive years?			0		82 83
		(c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day?	ב	Q	0		84 85
	,	*(8) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?[)		0	M	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.)	ם י	র্	0 1		88 89
		(a) If yes, has all or any portion of the water right not been used for five or more successive years?	3	0	o 1	6	90 91
SELLE	A R's	(b) If yes, has the water right permit, certificate, or claim been assigned, transferred or changed? NITIALS Date SELLER'S INITIALS Date	3	0			92 93

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			YES	NO	DON'T		A 94 95
		*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies irrigation water to the property:	0	d			
	С	Outdoor Sprinkler System					99
		(1) Is there an outdoor sprinkler system for the property?	0	va'			100
		*(2) If yes, are there any defects in the system?				Ø	101
		*(3) If yes, is the sprinkler system connected to irrigation water?	.0			Ø	102
3	. SE	EWER/SEPTIC SYSTEM					103
	А	. The property is served by: NO SELVEL					104
		□ Public sewer system					105
		 On-site sewage system (including pipes, tanks, drainfields, and all other component parts) Other disposal system Please describe: 					106 107 108
	В.	your regularly billed sewer or on-site sewage system maintenance service?	0	a	Ø	0	109 110
	C.	If the property is connected to an on-site sewage system:					111
		*(1) Was a permit issued for its construction?		Q			112
		*(2) Was it approved by the local health department or district following its construction?				80	113
		(3) Is the septic system a pressurized system?				02	114
		(4) Is the septic system a gravity system?			a		115
		*(5) Have there been any changes or repairs to the on-site sewage system?			0	Q'	116
		(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	ם	0	O.	-	117 118
		*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	.	۵	0	a /	119 120 121
4.	ELE	ECTRICAL/GAS					122
	A.	is the property served by natural gas?]		al .		123
	В.	Is there a connection charge for gas?	<u> </u>		۵	0	124
	C.	Is the property served by electricity?	6		٥		125
	D.	Is there a connection charge for electricity?		<u> </u>	٥		126
	*E.	Are there any electrical problems on the property?)	a /	a	<u> </u>	127
5.	FLO	PODING					128
	Α.	Is the property located in a government designated flood zone or floodplain?)]	4	ם ו		129

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€		SOIL STABILITY	YES	NO	DON'I		A 130 131
	Ŕ.	A. Are there any settlement, earth movement, slides, or similar soil problems on the property?	۵	田	D		132
7	'. E	ENVIRONMENTAL					133
	*,	Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	Ω.	Ø			134
	4	B. Does any part of the property contain fill dirt, waste, or other fill material?	.0	d			136
	*(C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	.0	V	0		137 138
		O. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	. 🗆				139
	*E	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?		ď	а	0	140 141 142
	*F	F. Has the property been used for commercial or industrial purposes?	0	\Ø	Q		143
	*(3. Is there any soil or groundwater contamination?		V			144
	*1-	d. 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?	Q /				145 146
	*1.	. Has the property been used as a legal or illegal dumping site?	0				147
	*J	. Has the property been used as an illegal drug manufacturing site?		0			148
	*K	C. Are there any radio towers that cause interference with cellular telephone reception?		Φ ′			149
8.	Н	OMEOWNERS' ASSOCIATION/COMMON INTERESTS		,			150
	A.	Is there a homeowners' association?	_	A			151
		Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:	_	-	_	•	152 153 154
	В.	Are there regular periodic assessments?	3				155
		\$per □ month □ year □ Other:	-	~	.	<u> </u>	156 157
	*C	Are there any pending special assessments?	3	♥′	۵		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)?)	√	۵		159 160 161
9.	от	THER FACTS					162
	*A.	. Are there any disagreements, disputes, encroachments, or legal actions concerning the property?	,	Q ′			163
		Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government?					164 165
<u></u>		201 96.D/ 18 9/21/				-	

LLER'S INITIALS

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	YES	NO	DON'T KNOW	N/A	166 167
		Ø			168
Do you have a forest management plan? If yes, attach.	0	Ø			169
. Have any development-related permit applications been submitted to any government agencies?	□	₽′			170
If the answer to E is "yes," what is the status or outcome of those applications?					171
					172
Is the property located within a city, county, or district or within a department of natural resource fire protection zone that provides fire protection services?	3 .	v			173 174
L DISCLOSURE BY SELLERS					175
Other conditions or defects: *Are there any other existing material defects affecting the property that a prospective buyer should know about?	a ·	Z	۵		176 177 178
against any and all claims that the above information is inaccurate. Seller authorizes real estate licens	ees har	mloce	from c	ind ind ra	179 180 181 182 183
Sold Sold Sold Sold Sold Sold Sold Sold		9,	54/5 Date	4	184 185
wer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary).) of the question(s).	Please	refer	to the li		186 187
				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	02 03 04 05 06 07 08
	Do you have a forest management plan? If yes, attach. 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? Is the property located within a city, county, or district or within a department of natural resource: fire protection zone that provides fire protection services? L DISCLOSURE BY SELLERS Other conditions or defects: "Are there any other existing material defects affecting the property that a prospective buyer should know about? Verification The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licens against any and all claims that the above information is inaccurate. Seller authorizes real estate licencopy of this disclosure statement to other real estate licensees and all prospective buyers of the proper out is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary), of the question(s).	Do you have a forest management plan? If yes, attach. Do you have a forest management plan? If yes, attach. Have any development-related permit applications been submitted to any government agencies?	Is the property classified or designated as forest land or open space?	Is the property classified or designated as forest land or open space? Do you have a forest management plan? If yes, attach. 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? 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? Other conditions or defects: "Are there any other existing material defects affecting the property that a prospective buyer should know about? Overfication The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge a Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees, if any, to delive copy of this disclosure statement to other real estate licensees and all prospective buyers of the property. Outs Out	Is the property classified or designated as forest land or open space? Do you have a forest management plan? If yes, attach. 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? 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? Other conditions or defects: "Are there any other existing material defects affecting the property that a prospective buyer should know about? Verification The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and seller as a seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate icensees and all prospective buyers of the property. Were its "Yes" to any asterisked (") items, please explain below (use additional sheets if necessary). Please refer to the line of the question(s).

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11.	OTICES .	O THE BUYER		213
1	INFORM AGENC	FENDER REGISTRATION IATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFOF ES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AN CATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.	RCEMENT ID IS NOT	214
2	THIS NO CLOSE INVOLV	IITY TO FARMING/WORKING FOREST OTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE M. PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING ES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PRO RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.	FOREST	220
3	THIS NO	K INSURANCE PTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE FANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION L NCE AGENCY.	JTILIZES LIABILITY	223 224 225 226
III. E	BUYER'S	ACKNOWLEDGEMENT		227
1.	BUYER	HEREBY ACKNOWLEDGES THAT:		228
	UUIIZ	er has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to ing diligent attention and observation.	•	229 230
	not	disclosures set forth in this statement and in any amendments to this statement are made only by the S by any real estate licensee or other party.		231 232
	prov	er acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate infided 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	f Seller.	235
	E. Buy	er (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement be ived a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).	low) has	236 237
	AND SEI SELLER DELIVER	SURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SI KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS LER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM TO RESCURD THE AGREEMING OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT OF THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.	BUYER HE DAY	238 239 240 241 242 243
	IMMI IF	HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWL BE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL (E OR OTHER PARTY.	EDGES ESTATE	244 245 246
	Buyer	Date Buyer	Date	247 248
_			Date	240
2.		WAIVER OF RIGHT TO REVOKE OFFER		249
	Buyer ha	s read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statem uyer's right to revoke Buyer's offer based on this disclosure.		250 251
	Buyer	Date Buyer (loto	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		255
	However,	if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not a t of the "Environmental" section of the Seller Disclosure Statement.	vaive	256 257
	Buyer	Dato Buver r	nomeno e e e e e e e e e e e e e e e e e e	258
V	Ω.,.	9/24/24	ate .	259
SELL	ER'S INITI			

Date