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

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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

SE	LLER: Kristy	Henderson	charles	Hender	50	n				1
uw	ellings in a residential	of improved residential real procommon interest community no in timeshares, and manufacture	t subject to a public offering sta	atement condomin	iume	not eu	hight t	001	ublic	2 3 4
Ple "Na the sta	STRUCTIONS TO THe case complete the foll A." If the answer is "ye question(s) when yo tement and each atta		spaces blank. If the question), please explain on attached For your protection you must osure statement must occur n	clearly does not a sheets. Please re date and initial ea ot later than five	apply to fer to ach pa	to the the lin	prope e num	rty o	check (s) of	7
NO	TICE TO THE BUYE	R								11
ST	ATE WA ZIF	LOSURES ARE MADE BY THI LAKE BOUND ANY - 99 [14], COUNTY - ON THE ATTACHED EXHIBIT	Rd , CIT	y Colville	/	PROPI			,	12 13 14 15
ON ST. TH BY SE	I SELLER'S ACTUAI ATEMENT. UNLESS E DAY SELLER OR S DELIVERING A SEP/ LLER DOES NOT GIV	OLLOWING DISCLOSURES OF IL KNOWLEDGE OF THE PR YOU AND SELLER OTHERWIS YELLER'S AGENT DELIVERS TH ARATELY SIGNED WRITTEN S YE YOU A COMPLETED DISCLITHE TIME YOU ENTER INTO A	ROPERTY AT THE TIME SI SE AGREE IN WRITING, YOU HIS DISCLOSURE STATEMEN STATEMENT OF RESCISSION OSURE STATEMENT, THEN	ELLER COMPLE HAVE THREE (3 IT TO YOU TO RE I TO SELLER OR I YOU MAY WAIVE	TES) BUS SCIN	THIS SINESS D THE ER'S A	DISCI S DAY E AGR AGENT	LOS S F EEM T. IF	URE ROM IENT THE	17 18 19 20
LIC	ENSEE OR OTHER I	DISCLOSURES MADE BY SEL PARTY. THIS INFORMATION IS MENT BETWEEN BUYER AND	S FOR DISCLOSURE ONLY A							23 24 25
TO WI BU TH	OBTAIN AND PAY F THOUT LIMITATION ILDING INSPECTOR E PROSPECTIVE BU OPERTY OR TO PR	EHENSIVE EXAMINATION OF OR THE SERVICES OF QUAL I, ARCHITECTS, ENGINEER IS, ON-SITE WASTEWATER JYER AND SELLER MAY WIS OVIDE APPROPRIATE PROV DEFECTS OR WARRANTIES.	IFIED EXPERTS TO INSPECT S, LAND SURVEYORS, P TREATMENT INSPECTORS, SH TO OBTAIN PROFESSIO	TTHE PROPERTY PLUMBERS, ELE OR STRUCTUR NAL ADVICE OF	Y, WHOCTRING	IICH A CIANS EST I PECT	MAY IN S, RC NSPE IONS	OFI OF	JDE, ERS, DRS. THE	28 29 30
			Seller []is/[]is not o	ccup	ying t	he Pr	ope	rty.	33
ł.		SURES: ' to a question with an asterisk of the corded. If necessary, use an at		er and attach docu	ments	s, if av	ailable	e an	d not	34 35 36
4	TITLE				YES	NO	DON'		N/A	37
1.	A. Do you have leg *B. Is title to the pro (1) First right o	gal authority to sell the property' perty subject to any of the follow for refusal	wing?		[]		[]			38 39 40 41 42
	(3) Lease or re (4) Life estate? *C. Are there any er *D. Is there any rig *E. Are there any rig	ental agreement ncroachments, boundary agree e road or easement agreement hts-of-way, easements, or access	ments, or boundary disputes? for access to the property? s limitations that may affect the E	Buyer's use of		X				43 44 45 46 47
	*F. Are there any wr *G. Is there any stude *H. Are there any potential. Are there any zon	ritten agreements for joint mainte dy, survey project, or notice that ending or existing assessments oning violations, nonconforming	enance of an easement or right- t would adversely affect the pro against the property?	of-way? operty?		X X X X				48 49 50 51 52
Y. SEL	property that wo	ould affect fyfure construction or 12/ ate SELLER'S INITIALS D			[]	 	[]		[]	53

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(Continued)

	* 1			ES	NO		T'NC WON		A/A
	*K.	Is there a boundary survey for the property? Are there any covenants, conditions, or restrictions recorded against the property?]]	[X]	[]	[]
		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.		1	<i>y</i> -1	Ĺ	,	ı	
		ATER							
	Α.	Household Water (1) 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?]	1	[]]	1	[1
		*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the							
		water source?	[]	5	[]	[]
		*(3) Are there any problems or repairs needed?	[]	[X]	[]	[]
		(4) During your ownership, has the source provided an adequate year-round supply of potable water? . If no, please explain:			[]]]]]
		*(5) Are there any water treatment systems for the property?]]		[]	[]
		*(6) Are there any water rights for the property associated with its domestic water supply, such							
		as a water right permit, certificate, or claim?]		[]	1]
		(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .				[]	[]
		*(b) If yes, has all or any portion of the water right not been used for five or more successive years?				[]	[]
		*(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	[]	[X]	[]	[]
	B.	Irrigation Water							
		(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?	Γ	1	N I	1	1	1	1
		*(a) If yes, has all or any portion of the water right not been used for five or more successive years?	r]	[]		,	L	1
		*(b) If so, is the certificate available? (If yes, please attach a copy.)	1	1		L]	I	1
		*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed?.		1		1]	1	1
			-	1	1 1	1]	L]
		*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies water to the property:	[]	[]	[]]]
	G.	Outdoor Sprinkler System							
		(1) Is there an outdoor sprinkler system for the property?	Г	7	N	r	1	г	7
		*(2) If yes, are there any defects in the system?	L]	X	L	1	ſ]
		*(3) If yes, is the sprinkler system connected to irrigation water?	L	1		l	1	l]
	CEV	VER/ON-SITE SEWAGE SYSTEM	Ĺ	j	[]	L	1	ı	1
		The property is served by:							
	۸.	[] Public sewer system [] On-site sewage system (including pipes, tanks, drainfields, and all other	her	. 00	mpone	nt p	arts)	
		Other disposal system Please describe:							
	В.	If public sewer system service is available to the property, is the house connected to the sewer main?							
		the sewer main?]	[]	[]	[]
ELI	ER'S	12/210/2A SELLER'S INITIALS Date							

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(Continued)

	C. Is the property subject to	any sewage system fe	ees or charges in addition to those covered		ИО	DON		N/A
	in your regularly billed se	ewer or on-site sewage	system maintenance service?		rM1			
	D. If the property is connect	ted to an on-site sewar	is evetem.	[]	X	[]	1	1
			nd was it approved by the local health					
	department or distric	ot following its construe	tion?					
	(2) When was it last pur	10	tion?	[]	[]	K		[]
	(4) When was it last incr	noctod?	e on-site sewage system?	[]	[]			[]
	By whom:	hecred:				X		[]
		omo wao the an -it-						
	Are all plumbing fixtures	including laural and including	ewage system approved?bedrooms			X		[]
	Are an plumping fixtures,	including laundry drain	n, connected to the sewer/on-site					
	If no please explains			120	[]	[]		[]
*1	Have there been any che	12 C 2 C 2 C 2 C 2 C 2 C 2 C 2 C 2 C 2 C						
	. Have there been any cha	anges or repairs to the	on-site sewage system?	[]	X	[]		[]
	boundaries of the present	stem, including the drain	nfield, located entirely within the					
				X	[]	[]		[]
*1	If no, please explain:							
r	Does the on-site sewage sy	ystem require monitoring	and maintenance services more frequently					
	than once a year?			[]	X	[]		[]
TIC	E: IF THIS RESIDENTIAL	REAL PROPERTY	DISCLOSURE IS BEING COMPLETED FOR	R NE	N CO	NSTR	UCT	101
RL	CTURAL) OR ITEM 5 (SYS	STEMS AND FIXTURES	OT REQUIRED TO COMPLETE THE QUESTS).	TIONS	S LIST	ED IN	ITE	EM 4
	TRUCTURAL							
S	INOCIONAL.							
		the last 5 years?		r 1	11/1	ſ 1	,	1
*/	. Has the roof leaked within	n the last 5 years? d or leaked?		[]	[X]	[]	[]
* <i>F</i>	. Has the roof leaked within . Has the basement flooded	d or leaked?		11	M	[]]]
* <i>F</i>	Has the roof leaked withinHas the basement floodedHave there been any conv	d or leaked?	emodeling?		[2]	[]]	
* <i>F</i>	 Has the roof leaked within Has the basement flooded Have there been any convex (1) If yes, were all building 	d or leaked?	emodeling?	[] [X]		[] [] []]]]]	
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(Continued)

	*A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain:			KNOV	V	A 15 15 15 15
	Electrical system, including wiring, switches, outlets, and service. Plumbing system, including pipes, faucets, fixtures, and toilets Hot water tank. Garbage disposal. Appliances. Sump pump. Heating and cooling systems. Security system: [] Owned [] Leased. Other*B. If any of the following fixtures or property is included with the transfer, are they leased?		[X] [X] [X] [X]] 15] 15] 15] 15] 15] 16] 16] 16
	(If yes, please attach copy of lease.) Security System: Tanks (type): Satellite dish: 5tarlink Internet (owned)			[]	[]	16 16] 16] 16] 16
	*C. Are any of the following kinds of wood burning appliances present at the property? (1) Woodstove? (2) Fireplace insert? (3) Pellet stove? (4) Fireplace? If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental	[]	N)] 16 16] 17] 17] 17] 17
	Protection Agency as clean burning appliances to improve air quality and public health?		[]	(X)]] 17
	resources fire protection zone that provides fire protection services? E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller		[]	[X]]] 17 17
	must equip the residence with carbon monoxide alarms as required by the state building code.) F. Is the property equipped with smoke detection devices? (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.)		[]	[]]] 17 ³] 18 ³ 18 18
	G. Does the property currently have internet service? Provider:	$[\times]$	[]	[]	[] 18: 18:
6.	HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					
	A. Is there a Homeowners' Association? 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:		[\]	[]	[189 180 181 181 181
	B. Are there regular periodic assessments? \$ per [] month [] year [] Other:	[]	[]	[]	[191
	*C. Are there any pending special assessments? *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	[]	[]	[]	[192] 193 194 198
7	co-owned in undivided interest with others)?	[]	1 1		l.	196
7.	*A Have there been any flooding standing water or drainage problems on the prepart.					197
	*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property? *B. Does any part of the property contain fill dirt, waste, or other fill material? *C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	[]		[]	[]	198] 199] 200 201
	 D. Are there any shorelines, wetlands, floodplains, or critical areas on the property? *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 	[]		[]	[]	202 203 204 205
4	storage tanks, or contaminated soil or water? *F. Has the property been used for commercial or industrial purposes? 12/20/24 12/20/26	[]	[X]	[]	[]	208 207

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(Continued)

"G. Is there any soil or groundwater contamination? "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? "I. Has the property been used as a legal or illegal dumping site? "J. Has the property been used as an illegal drumping site? "J. Has the property been used as an illegal drumping site? "J. Has the property been used as an illegal drumping site? "J. Has the property been used as an illegal drumping site? "K. Are there any radio lowers in the area that cause interference with cellular telephone reception? "I. I. I			YES	МО	KNOW		20
buried on the property that do not provide utility service to the structures on the property?		*G. Is there any soil or groundwater contamination?	[]	[X]	[]	[]	21
*I. Has the property been used as a legal or illegal dumping site? *J. Has the property been used as an illegal drug manufacturing site? *J. Has the property been used as an illegal drug manufacturing site? *K. Are there any radio towers in the area that cause interference with cellular telephone reception? *I. [] [] [] [] [] [] [] [] [] [] [] [] []							2
*J. Has the property been used as an illegal drug manufacturing site? *K. Are there any radio towers in the area that cause interference with cellular telephone reception? *B. LEAD 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): [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). V] Seller has no knowledge of lead-based paint and/or lead-based paint thazards in the housing. B. 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. 2 9. MANUFACTURED AND MOBILE HOMES If the property includes a manufactured or mobile home, *A. Did you make any alterations to the home? *B. Did any previous owner make any alterations to the home? *B. Did any previous owner make any alterations to the home? *C. If alterations were made, were permits or variances for these alterations obtained? *A. Other conditions or defects: *Are there any other existing material defects affecting the property that a prospective buyer should know about? B. Verification The foregoing answers and altached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and sagainst 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.							2
*K. Are there any radio towers in the area that cause interference with cellular telephone reception? [] [] [] [] 2 8. LEAD BASED PAINT (Applicable if the house was built before 1978) [] 2 A. Presence of lead-based paint and/or lead-based paint hazards (check one below): [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). V] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. B. 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). 2. [] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 9. MANUFACTURED AND MOBILE HOMES If the property includes a manufactured or mobile home, *A. Did you make any alterations to the home? *B. Did any previous owner make any alterations to the home? *C. If alterations were made, were permits or variances for these alterations obtained? A. Other conditions or defects: *Are there any other existing material defects affecting the property that a prospective buyer should know about? B. Verification 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 copy of this disclosure statement to other real estate licensees and all prospective buyers of the property. **Author DA**		*J. Has the property been used as an illegal drug manufacturing site?	[]	1 1	[]	[]	2
8. LEAD 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): [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). V] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. B. 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). [] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 9. MANUFACTURED AND MOBILE HOMES If the property includes a manufactured or mobile home, *A. Did you make any alterations to the home? *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 A. Other conditions or defects: *Are there any other existing material defects affecting the property that a prospective buyer should know about? B. Verification 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 copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.		*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	[]	1 1	[]	[]	
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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

(Continued)

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II. NOTICES TO THE BUYER 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 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 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 INSURANCE AGENCY. 270 III. BUYER'S ACKNOWLEDGEMENT 271 BUYER HEREBY ACKNOWLEDGES THAT: 272 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 273 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 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 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 If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet Protect Your Family From Lead in Your Home. 282 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 Buver 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 waixes Buyer's right to revoke Buyer's offer based on this disclosure. 296 297 Buyer 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 Date Buyer Buyer Date

SELLER'S INITIALS