

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

SELLER: Gordon Woods

Seller

Seller

To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, dwellings in a residential common interest community not subject to a public offering statement, condominiums not subject to a public 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 "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 Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 1612 Rickey Canyon Rd, CITY Kettle Falls, STATE Wa, ZIP 99141, COUNTY Stevens ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

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.

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.

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/ [X] is not occupying the Property.

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 otherwise publicly recorded. If necessary, use an attached sheet.

1. TITLE

- | | YES | NO | DON'T KNOW | N/A |
|---|-----|-----|------------|-----|
| A. Do you have legal authority to sell the property? If no, please explain | [X] | [] | [] | [] |
| *B. Is title to the property subject to any of the following? | | | | |
| (1) First right of refusal | [] | [X] | [] | [] |
| (2) Option | [] | [X] | [] | [] |
| (3) Lease or rental agreement | [] | [X] | [] | [] |
| (4) Life estate? | [] | [X] | [] | [] |
| *C. Are there any encroachments, boundary agreements, or boundary disputes? | [] | [X] | [] | [] |
| *D. Is there a private road or easement agreement for access to the property? | [] | [X] | [] | [] |
| *E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property? | [] | [X] | [] | [] |
| *F. Are there any written agreements for joint maintenance of an easement or right-of-way? | [] | [X] | [] | [] |
| *G. Is there any study, survey project, or notice that would adversely affect the property? | [] | [X] | [] | [] |
| *H. Are there any pending or existing assessments against the property? | [] | [X] | [] | [] |
| *I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling? | [] | [X] | [] | [] |

GW 9/20/24
SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
 (Continued)

	YES	NO	DON'T KNOW	N/A	
*J. Is there a boundary survey for the property?	[]	[]	<input checked="" type="checkbox"/>	[]	54 55
*K. Are there any covenants, conditions, or restrictions recorded against the property?	[]	<input checked="" type="checkbox"/>	[]	[]	56 57
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.					58 59 60 61 62
2. WATER					63
A. Household Water					64
(1) If yes, the source of water for the property is: [] Private or publicly owned water system					65
[X] Private well serving only the property * [] Other water system					66
*If shared, are there any written agreements?	[]	[]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	67
* (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	[]	[]	<input checked="" type="checkbox"/>	[]	68 69
* (3) Are there any problems or repairs needed?	[]	<input checked="" type="checkbox"/>	[]	[]	70
(4) During your ownership, has the source provided an adequate year-round supply of potable water? .	<input checked="" type="checkbox"/>	[]	[]	[]	71
If no, please explain: _____					72
* (5) Are there any water treatment systems for the property?	<input checked="" type="checkbox"/>	[]	[]	[]	73
If yes, are they: [] Leased [X] Owned					74
* (6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim?	[]	<input checked="" type="checkbox"/>	[]	[]	75 76
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[]	[]	<input checked="" type="checkbox"/>	[]	77
* (b) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	<input checked="" type="checkbox"/>	78
* (7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	[]	<input checked="" type="checkbox"/>	[]	[]	79
B. Irrigation Water					80
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?	[]	[]	<input checked="" type="checkbox"/>	[]	81 82
* (a) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	<input checked="" type="checkbox"/>	83 84
* (b) If so, is the certificate available? (If yes, please attach a copy.)	[]	[]	<input checked="" type="checkbox"/>	[]	85
* (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[]	[]	<input checked="" type="checkbox"/>	[]	86
* (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? .	[]	<input checked="" type="checkbox"/>	[]	[]	87
If so, please identify the entity that supplies water to the property: _____					88 89
C. Outdoor Sprinkler System					90
(1) Is there an outdoor sprinkler system for the property?	[]	<input checked="" type="checkbox"/>	[]	[]	91
* (2) If yes, are there any defects in the system?	[]	<input checked="" type="checkbox"/>	[]	[]	92
* (3) If yes, is the sprinkler system connected to irrigation water?	[]	[]	[]	<input checked="" type="checkbox"/>	93
3. SEWER/ON-SITE SEWAGE SYSTEM					94
A. The property is served by:					95
[] Public sewer system [X] On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					96
[] Other disposal system					97
Please describe: <u>Septic tank has cracked lid</u>					98
B. If public sewer system service is available to the property, is the house connected to the sewer main?	[]	[]	[]	<input checked="" type="checkbox"/>	99 100
If no, please explain: _____					101

AW 9/20/24
 SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
 (Continued)

	YES	NO	DON'T KNOW	N/A	
*C. 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?	[]	<input checked="" type="checkbox"/>	[]	[]	103
D. If the property is connected to an on-site sewage system:					105
*(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?	<input checked="" type="checkbox"/>	[]	[]	[]	106
(2) When was it last pumped? _____					108
*(3) Are there any defects in the operation of the on-site sewage system?	[]	[]	<input checked="" type="checkbox"/>	[]	109
(4) When was it last inspected? <u>Aug 2024</u>			[]	[]	110
By whom: <u>Johnson Septic Service</u>					111
(5) For how many bedrooms was the on-site sewage system approved? <u> </u> bedrooms			<input checked="" type="checkbox"/>	[]	112
E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?	<input checked="" type="checkbox"/>	[]	[]	[]	113
If no, please explain: _____					115
*F. Have there been any changes or repairs to the on-site sewage system?	[]	<input checked="" type="checkbox"/>	[]	[]	116
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	<input checked="" type="checkbox"/>	[]	[]	[]	117
If no, please explain: _____					119
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	[]	[]	<input checked="" type="checkbox"/>	[]	120
NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4 (STRUCTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES).					122
4. STRUCTURAL					123
*A. Has the roof leaked within the last 5 years?	<input checked="" type="checkbox"/>	[]	[]	[]	124
*B. Has the basement flooded or leaked?	[]	[]	[]	<input checked="" type="checkbox"/>	125
*C. Have there been any conversions, additions or remodeling?	<input checked="" type="checkbox"/>	[]	[]	[]	126
*(1) If yes, were all building permits obtained?	[]	[]	<input checked="" type="checkbox"/>	[]	127
*(2) If yes, were all final inspections obtained?	[]	[]	<input checked="" type="checkbox"/>	[]	128
D. Do you know the age of the house?	<input checked="" type="checkbox"/>	[]	[]	[]	129
If yes, year of original construction: <u>1982 +</u>					130
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	[]	<input checked="" type="checkbox"/>	[]	[]	131
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	[]	<input checked="" type="checkbox"/>	[]	[]	132
[] Foundations	[]	Decks	[]	Exterior Walls	133
[] Chimneys	[]	Interior Walls	[]	Fire Alarms	134
[] Doors	[]	Windows	[]	Patio	135
[] Ceilings	[]	Slab Floors	[]	Driveways	136
[] Pools	[]	Hot Tub	[]	Sauna	137
[] Sidewalks	[]	Outbuildings	[]	Fireplaces	138
[] Garage Floors	[]	Walkways	[]	Siding	139
[] Wood Stoves	[]	Elevators	[]	Incline Elevators	140
[] Stairway Chair Lifts	[]	Wheelchair Lifts	[]	Other _____	141
*G. Was a structural pest or "whole house" inspection done?	<input checked="" type="checkbox"/>	[]	[]	[]	142
If yes, when and by whom was the inspection completed?					143
<u>15 years ago - Treated for termites by ?</u>					144
H. During your ownership, has the property had any wood destroying organism or pest infestation?	<input checked="" type="checkbox"/>	[]	[]	[]	145
I. Is the attic insulated?	<input checked="" type="checkbox"/>	[]	[]	[]	146
J. Is the basement insulated?	[]	[]	[]	<input checked="" type="checkbox"/>	147

 JW 9/20/24
 SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
 (Continued)

	YES	NO	DON'T KNOW	N/A	150
5. SYSTEMS AND FIXTURES					151
*A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain: _____					152
Electrical system, including wiring, switches, outlets, and service	[]	<input checked="" type="checkbox"/>	[]	[]	154
Plumbing system, including pipes, faucets, fixtures, and toilets	[]	<input checked="" type="checkbox"/>	[]	[]	155
Hot water tank	[]	<input checked="" type="checkbox"/>	[]	[]	156
Garbage disposal	[]	[]	[]	<input checked="" type="checkbox"/>	157
Appliances	[]	<input checked="" type="checkbox"/>	[]	[]	158
Sump pump	[]	[]	[]	<input checked="" type="checkbox"/>	159
Heating and cooling systems	[]	<input checked="" type="checkbox"/>	[]	[]	160
Security system: [] Owned [] Leased	[]	[]	[]	<input checked="" type="checkbox"/>	161
Other _____	[]	[]	[]	<input checked="" type="checkbox"/>	162
*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)					163
Security System: _____	[]	<input checked="" type="checkbox"/>	[]	[]	165
Tanks (type): _____	[]	<input checked="" type="checkbox"/>	[]	[]	166
Satellite dish: _____	[]	<input checked="" type="checkbox"/>	[]	[]	167
Other: _____	[]	<input checked="" type="checkbox"/>	[]	[]	168
*C. Are any of the following kinds of wood burning appliances present at the property?					169
(1) Woodstove?	<input checked="" type="checkbox"/>	[]	[]	[]	170
(2) Fireplace insert?	[]	<input checked="" type="checkbox"/>	[]	[]	171
(3) Pellet stove?	[]	<input checked="" type="checkbox"/>	[]	[]	172
(4) Fireplace?	[]	<input checked="" type="checkbox"/>	[]	[]	173
If 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?	[]	[]	<input checked="" type="checkbox"/>	[]	174
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?	<input checked="" type="checkbox"/>	[]	[]	[]	176
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 as required by the state building code.)	<input checked="" type="checkbox"/>	[]	[]	[]	178
F. Is the property equipped with smoke detection devices?	<input checked="" type="checkbox"/>	[]	[]	[]	179
(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.)					181
G. Does the property currently have internet service?	[]	<input checked="" type="checkbox"/>	[]	[]	182
Provider: _____					183
					184
6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					185
A. Is there a Homeowners' Association?	[]	<input checked="" type="checkbox"/>	[]	[]	186
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: _____					187
					188
B. Are there regular periodic assessments?	[]	[]	[]	<input checked="" type="checkbox"/>	189
\$ _____ per [] month [] year					190
[] Other: _____					191
					192
*C. Are there any pending special assessments?	[]	[]	[]	<input checked="" type="checkbox"/>	193
*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)?	[]	[]	[]	<input checked="" type="checkbox"/>	194
					195
					196
					197
7. ENVIRONMENTAL					198
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	[]	<input checked="" type="checkbox"/>	[]	[]	199
*B. Does any part of the property contain fill dirt, waste, or other fill material?	[]	<input checked="" type="checkbox"/>	[]	[]	200
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	[]	<input checked="" type="checkbox"/>	[]	[]	201
					202
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	[]	<input checked="" type="checkbox"/>	[]	[]	203
*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?	[]	<input checked="" type="checkbox"/>	[]	[]	204
					205
*F. Has the property been used for commercial or industrial purposes?	[]	<input checked="" type="checkbox"/>	[]	[]	206
					207

 JW 9/20/24
 SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
(Continued)

II. NOTICES TO THE BUYER	257
1. SEX OFFENDER REGISTRATION	258
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.	259 260 261
2. PROXIMITY TO FARMING/WORKING FOREST	262
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.	263 264 265 266
3. OIL TANK INSURANCE	267
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.	268 269 270

III. BUYER'S ACKNOWLEDGEMENT	271
1. 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 utilizing diligent attention and observation.	273 274
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.	275 276
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.	277 278
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 received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).	280 281
F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet <i>Protect Your Family From Lead in Your Home</i> .	282

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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.

_____	_____	_____	_____	292
Buyer	Date	Buyer	Date	293

2. 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 waives Buyer's right to revoke Buyer's offer based on this disclosure.	295 296

_____	_____	_____	_____	297
Buyer	Date	Buyer	Date	298

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT	299
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.	300 301 302

_____	_____	_____	_____	303
Buyer	Date	Buyer	Date	304

	<u>9/20/24</u>	_____	_____
SELLER'S INITIALS	Date	SELLER'S INITIALS	Date