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

SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

SELLER: Kevin Mott Jennifer Mott					1
To be used in transfers of improved residential real property, including residential dwellings up to fou dwellings in a residential common interest community not subject to a public offering statement, condominit offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for fu	ims no	t subje	ect to a p		2 3 4
INSTRUCTIONS TO THE SELLER Please complete the following form. Do not leave any spaces blank. If the question clearly does not ap "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please reference the question(s) when you provide your explanation(s). For your protection you must date and initial east statement and each attachment. Delivery of the disclosure statement must occur not later than five (otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and	er to the ch page 5) bus	e line e of th iness	number(nis disclo	(s) of sure	5 6 7 8 9 10
NOTICE TO THE BUYER					11
THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PR	OPER	TY LC	CATED	AT	12
_2534 A United Coppermine Rd, CITY _Chewelah				,	13
STATE <u>wa</u> , ZIP <u>99109</u> , COUNTY <u>stevens</u> ("TH LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.	IE PRO	OPER	TY") OF	R AS	14 15
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 RES BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR S SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE " 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	ES TI BUSIN SCIND ELLEF THE RI	HIS E IESS THE A C'S AG GHT	DISCLOS DAYS F AGREEM GENT. IF TO RES	URE ROM IENT THE CIND	16 17 18 19 20 21 22 23
LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTER ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.	NDED .	TO BE	A PAR	T OF	24 25
FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPER TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELEC BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTUR/ THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM V ADVICE, INSPECTION, DEFECTS OR WARRANTIES.	, Whic Ctrici Al Pes Inspe	CH MA ANS, ST IN ECTIC	Y INCLU ROOFI SPECTO NS OF	JDE, ERS, DRS. THE	26 27 28 29 30 31 32
Seller 🗹 is / 🗆 is not	occup	ying t	he Prop	erty.	33
I. SELLER'S DISCLOSURES: *If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach docun otherwise publicly recorded. If necessary, use an attached sheet.					36
1. TITLE	YES	NO	don't Know	N/A	37 38
A. Do you have legal authority to sell the property? If no, please explain					39
*B. Is title to the property subject to any of the following?					40
(1) First right of refusal					41
 (2) Option					42 43
(d) Life estate?					43 44
*C. Are there any encroachments, boundary agreements, or boundary disputes?					45
*D. Is there a private road or easement agreement for access to the property?					46
*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of			-	-	40 47
the property?					48
*F. Are there any written agreements for joint maintenance of an easement or right-of-way?	ם				49
*G. Is there any study, survey project, or notice that would adversely affect the property?		2			50
*H. Are there any pending or existing assessments against the property?	□				51
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?	ם				52 53

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SELLER'S INITIALS	6 Date	SELLER	S INITIALS Date

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Page	2 of	3	(Continued)	YES	NO	DON'T	N/A	54
	*	Is there a boundary survey for the p	property?			KNOW		55 56
			s, or restrictions recorded against the property?					50 57
		NOTICE TO BUYER: Covenants or or other protected class were voided law allows for the illegal language to	r deed restrictions based on race, creed, sexual orientati d by RCW 49.60.224 and are unenforceable. Washingto o be struck by bringing an action in superior court or by t ant modification document. Many county auditor website	on, n he	-	-	-	58 59 60 61 62
2.	WA	TER						63
	Α.	Household Water						64
			perty is:					65 66
		*If shared, are there any writter	n agreements?				~	67
			d or unrecorded) for access to and/or maintenance of the					68 69
			airs needed?					70
		.,	ource provided an adequate year-round supply of potable wa					71
		If no, please explain:						72
		*(5) Are there any water treatment s If yes, are they: Leased Leased	systems for the property? Owned					73 74
		*(6) Are there any water rights for th	ne property associated with its domestic water supply, su ate, or claim?					75 76
			rmit, certificate, or claim been assigned, transferred, or chang					77
			of the water right not been used for five or more successive y					78
		.,	eration of the water system (e.g. pipes, tank, pump, etc.					79
	В.	Irrigation Water						80
		(1) Are there any irrigation water ri	ghts for the property, such as a water right permit,		~			81 82
			n of the water right not been used for five or more					83 84
			able? (If yes, please attach a copy.)					85
			nit, certificate, or claim been assigned, transferred, or change				V	86
			on water from a ditch company, irrigation district, or other enti- that supplies water to the property:	ty?□				87 88
								89
	C.	Outdoor Sprinkler System						90
			stem for the property?					91
			the system?					92
		(3) If yes, is the sprinkler system c	onnected to irrigation water?				~	93
3.		VER/ON-SITE SEWAGE SYSTEM						94
	А.	The property is served by:	owago ovetom (including pinco, topko, drainfieldo, and all at	hor compo	nont n	orto)		95
		Other disposal system	ewage system (including pipes, tanks, drainfields, and all of	iner compo	nent p	ans)		96 97
	_							98
	В.	the sewer main?	ailable to the property, is the house connected to				V	99 100
		If no, please explain:						101

KM 04/24/25	07/23/2024	JM	04/24/25	07/24/2024
SELLER'S INITIALS	Date	SELLER'S	S INITIALS	Date

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YES NO DON'T N/A 102 *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? Image: Construction of the sewage system? Image: Construc	Form 17 Seller Disc Rev. 8/21 Page 3 of 6	osure Statement IN	R DISCLOSURE STATEMENT IPROVED PROPERTY (Continued)	Northwest M	1ultiple	ht 2021 Listing Se RESERV			
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J. Is the basement insulated? 149	Ι.								
	J.	Is the basement insulated?						149	

KM 04/24/25	07/23/2024	JM	04/24/25	07/24/2024
SELLER'S INITIALS	Date	SELLER'	S INITIALS	Date

Form Seller Rev. 8 Page	Disc 3/21	losure Statement	ER DISCLOSURE STATEMENT IMPROVED PROPERTY (Continued)	Northwest	Multiple	ght 2021 Listing So RESERV		
Faye	4 01)	(Continued)	YES	NO	DON'T	N/A	150
5.	SYS	TEMS AND FIXTURES		_		KNOW		151
	*A.	If any of the following systems or fixtures If yes, please explain:	are included with the transfer, are there any defe	cts?				152 153
		Plumbing system, including pipes, fa Hot water tank	witches, outlets, and service aucets, fixtures, and toilets					154 155 156
		Appliances						157 158
		Heating and cooling systems	sed					159 160 161 162
	*B.		is included with the transfer, are they leased?			-	-	162 163 164
			······································		~			165
		Tanks (type):			1			166
		Satellite dish:						167
	*0		·· ··		~			168
	^С.		urning appliances present at the property?					169 170
								171
		(3) Pellet stove?						172
					1			173
			replace inserts certified by the U.S. Environmental nces to improve air quality and public health?					174 175
	D.	Is the property located within a city, cour	ity, or district or within a department of natural des fire protection services?					176 177
	E.		oxide alarms? (Note: Pursuant to RCW 19.27.530, So oxide alarms as required by the state building code.)					178 179
	F.		ection devices?					180
	•••		e property is not equipped with at least one smoke		-	-	-	181 182
	G.		t service?					183
		Provider: <u>Starlink</u>						184
6.	-	MEOWNERS' ASSOCIATION/COMMON						185
	A.	Name of Association and contact informati agent, if any, who may provide the associa	on for an officer, director, employee, or other authoriz tion's financial statements, minutes, bylaws, fining po available:					186 187 188 189
	Β.	Are there regular periodic assessments?	•					190
		\$per ❑ month ❑ year						191
								192
			ents?		~			193
	*D.	such as walls, fences, landscaping, pool	r any joint maintenance agreements (facilities s, tennis courts, walkways, or other areas rs)?					194 195 196
7	FN\					-	-	197
		Have there been any flooding, standing v	water, or drainage problems on the property property?					197 198 199
	*B.		dirt, waste, or other fill material?					200
		Is there any material damage to the prop	perty from fire, wind, floods, beach movements, s?					201 202
	D.	• • •	lplains, or critical areas on the property?					203
	*E.	concerns, such as asbestos, formaldehy	oducts in or on the property that may be environment de, radon gas, lead-based paint, fuel or chemical					204 205
			ater?					206
	*F.	Has the property been used for commerce	cial or industrial purposes?					207

KM 04/2	24/25	JM	04/24/25	07/24/2024
SELLER'S INITIALS	Date	SELLER'S	S INITIALS	Date

SELLER DISCLOSURE STATEMENT ©Copyright 2021 Form 17 Seller Disclosure Statement Northwest Multiple Listing Service IMPROVED PROPERTY Rev. 8/21 ALL RIGHTS RESERVED Page 5 of 6 (Continued) 208 YES NO DON'T N/A KNOW 209 *G. Is there any soil or groundwater contamination?..... $\overline{\mathbf{v}}$ 210 *H. Are there transmission poles or other electrical utility equipment installed, maintained, or 211 buried on the property that do not provide utility service to the structures on the property?...... \mathbf{V} 212 *I. Has the property been used as a legal or illegal dumping site? ~ 213 *J. Has the property been used as an illegal drug manufacturing site? V 214 *K. Are there any radio towers in the area that cause interference with cellular telephone reception?....... V 215 8. LEAD BASED PAINT (Applicable if the house was built before 1978). \mathbf{v} 216 A. Presence of lead-based paint and/or lead-based paint hazards (check one below): 217 Known lead-based paint and/or lead-based paint hazards are present in the housing 218 (explain). 219 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 220 221 B. Records and reports available to the Seller (check one below): Seller has provided the purchaser with all available records and reports pertaining to 222 lead-based paint and/or lead-based paint hazards in the housing (list documents below). 223 224 225 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 226 If the property includes a manufactured or mobile home, 227 228 *A. Did you make any alterations to the home? ~ If yes, please describe the alterations: 229 *B. Did any previous owner make any alterations to the home? $\overline{\mathbf{v}}$ 230 *C. If alterations were made, were permits or variances for these alterations obtained? $\overline{\boldsymbol{\nu}}$ 231 **10. FULL DISCLOSURE BY SELLERS** 232 A. Other conditions or defects: 233 *Are there any other existing material defects affecting the property that a prospective 234 \checkmark buyer should know about?..... 235 B. Verification 236 The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and 237 238 Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a 239 copy of this disclosure statement to other real estate licensees and all prospective buyers of the property. 240 04/24/25 Jennifer Mott Kevin Mott 04/24/25 241 07/23/2024 Seller Date Date

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line 242 number(s) of the question(s). 243

See Text Overflow Addendum

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248 249 250

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

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II. NOTICES TO THE BUYER

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

2. PROXIMITY TO FARMING/WORKING FOREST

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 264 265 INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED 266 UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

3. OIL TANK INSURANCE

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 269 270 INSURANCE AGENCY.

III. BUYER'S ACKNOWLEDGEMENT

1. BUYER HEREBY ACKNOWLEDGES THAT:

- 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
- Β. 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
- F 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 F.

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

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES 289 THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE 290 LICENSEE OR OTHER PARTY. 291

Buyer		Date	Buyer	Date
	R OF RIGHT TO REV			
				iyer approves this statement and
waives Buyer's rigl	it to revoke Buyer's o	offer based on this disc	losure.	
Buyer		Date	Buyer	Date
Buyer has been a However, if the an	dvised of Buyer's rig swer to any of the qu	ght to receive a com	entitled "Environmental" would	ement. Buyer waives that right. d be "yes," Buyer may not waive
			-	
Buyer		Date	Buyer	Date
04/24/2	5	.TM 04/24/	25	
			07/24/2024	

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