

Form 17
Seller Disclosure Statement
Rev. 8/21
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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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SELLER: Droubay, Preston Droubay, Diane
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 108 Grizzly Loop Rd., CITY Republic,

STATE WA, ZIP 99166, COUNTY Ferry ("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 / ☒ 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 39 |
| *B. Is title to the property subject to any of the following? | | | | | 40 |
| (1) First right of refusal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 41 |
| (2) Option | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 42 |
| (3) Lease or rental agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 43 |
| (4) Life estate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 44 |
| *C. Are there any encroachments, boundary agreements, or boundary disputes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 45 |
| *D. Is there a private road or easement agreement for access to the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 46 |
| *E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 48 |
| *F. Are there any written agreements for joint maintenance of an easement or right-of-way? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 49 |
| *G. Is there any study, survey project, or notice that would adversely affect the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 50 |
| *H. Are there any pending or existing assessments against the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 51 |
| *I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 53 |

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YES	NO	DON'T KNOW	N/A	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	55
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	56
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57
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- *J. Is there a boundary survey for the property? ☐ 54
 *K. Are there any covenants, conditions, or restrictions recorded against the property? ☒ 55
 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.

2. WATER

A. Household Water

- (1) The source of water for the property is: ☐ Private or publicly owned water system 65
☒ Private well serving only the subject property *☐ Other water system 66
 *If shared, are there any written agreements? ☐ ☐ ☐ ☒ 67
 *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? ☐ ☒ ☐ ☐ 68
 *(3) Are there any problems or repairs needed? ☐ ☒ ☐ ☐ 69
 (4) During your ownership, has the source provided an adequate year-round supply of potable water? ☒ ☐ ☐ ☐ 70
 If no, please explain: _____ 71
 *(5) Are there any water treatment systems for the property? ☐ ☒ ☐ ☐ 72
 If yes, are they: ☐ Leased ☐ Owned 73
 *(6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim? ☐ ☒ ☐ ☐ 74
 (a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? ☐ ☐ ☐ ☒ 75
 *(b) If yes, has all or any portion of the water right not been used for five or more successive years? ☐ ☐ ☐ ☒ 76
 *(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? ☐ ☒ ☐ ☐ 77

B. Irrigation Water

- (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? ☐ ☒ ☐ ☐ 80
 *(a) If yes, has all or any portion of the water right not been used for five or more successive years? ☐ ☐ ☐ ☒ 81
 *(b) If so, is the certificate available? (If yes, please attach a copy.) ☐ ☐ ☐ ☒ 82
 *(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? ☐ ☐ ☐ ☒ 83
 *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? ☐ ☒ ☐ ☐ 84
 If so, please identify the entity that supplies water to the property: _____ 85
 _____ 86
 _____ 87

C. Outdoor Sprinkler System

- (1) Is there an outdoor sprinkler system for the property? ☐ ☒ ☐ ☐ 90
 *(2) If yes, are there any defects in the system? ☐ ☐ ☐ ☒ 91
 *(3) If yes, is the sprinkler system connected to irrigation water? ☐ ☐ ☐ ☒ 92

3. SEWER/ON-SITE SEWAGE SYSTEM

A. The property is served by:

- ☐ Public sewer system ☒ On-site sewage system (including pipes, tanks, drainfields, and all other component parts) 94
☐ Other disposal system 95
 Please describe: _____ 96
 _____ 97

B. If public sewer system service is available to the property, is the house connected to the sewer main?

- ☐ ☐ ☐ ☒ 98
 If no, please explain: _____ 99
 _____ 100
 _____ 101

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YES NO DON'T N/A 102

KNOW 103

104

*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? ☐ ☐ ☐ ☒

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 106

department or district following its construction? ☒ ☐ ☐ ☐ 107

(2) When was it last pumped? _____ 108

* (3) Are there any defects in the operation of the on-site sewage system? ☐ ☐ ☐ ☒ 109

(4) When was it last inspected? _____ ☐ ☒ 110

By whom: _____ 111

(5) For how many bedrooms was the on-site sewage system approved? 2 bedrooms ☐ ☐ 112

E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site 113

sewage system? ☐ ☒ ☐ ☐ 114

If no, please explain: Septic system is not connected 115

*F. Have there been any changes or repairs to the on-site sewage system? ☐ ☒ ☐ ☐ 116

G. Is the on-site sewage system, including the drainfield, located entirely within the 117

boundaries of the property? ☒ ☐ ☐ ☐ 118

If no, please explain: _____ 119

*H. Does the on-site sewage system require monitoring and maintenance services more frequently 120

than once a year? ☐ ☒ ☐ ☐ 121

NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR NEW CONSTRUCTION 122

WHICH HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4 123

(STRUCTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES). 124

4. STRUCTURAL 125

*A. Has the roof leaked within the last 5 years? ☐ ☒ ☐ ☐ 126

*B. Has the basement flooded or leaked? ☐ ☐ ☐ ☒ 127

*C. Have there been any conversions, additions or remodeling? ☒ ☐ ☐ ☐ 128

* (1) If yes, were all building permits obtained? ☐ ☒ ☐ ☐ 129

* (2) If yes, were all final inspections obtained? ☐ ☒ ☐ ☐ 130

D. Do you know the age of the house? ☐ ☒ ☐ ☐ 131

If yes, year of original construction: _____ 132

*E. Has there been any settling, slippage, or sliding of the property or its improvements? ☐ ☒ ☐ ☐ 133

*F. Are there any defects with the following: (If yes, please check applicable items and explain) ☒ ☐ ☐ ☐ 134

☐ Foundations ☐ Decks ☐ Exterior Walls 135

☐ Chimneys ☐ Interior Walls ☐ Fire Alarms 136

☐ Doors ☐ Windows ☐ Patio 137

☒ Ceilings ☐ Slab Floors ☐ Driveways 138

☐ Pools ☐ Hot Tub ☐ Sauna 139

☐ Sidewalks ☐ Outbuildings ☐ Fireplaces 140

☐ Garage Floors ☐ Walkways ☐ Siding 141

☐ Wood Stoves ☐ Elevators ☐ Incline Elevators 142

☐ Stairway Chair Lifts ☐ Wheelchair Lifts ☐ Other _____ 143

*G. Was a structural pest or "whole house" inspection done? ☐ ☒ ☐ ☐ 144

If yes, when and by whom was the inspection completed? _____ 145

_____ 146

H. During your ownership, has the property had any wood destroying organism or pest infestation? ☐ ☒ ☐ ☐ 147

I. Is the attic insulated? ☐ ☐ ☐ ☒ 148

J. Is the basement insulated? ☐ ☐ ☐ ☒ 149

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5. SYSTEMS AND FIXTURES

*A. If any of the following systems or fixtures are included with the transfer, are there any defects?

If yes, please explain: _____

YES	NO	DON'T KNOW	N/A	150
				151
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*B. If any of the following fixtures or property is included with the transfer, are they leased?

(If yes, please attach copy of lease.)

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*C. Are any of the following kinds of wood burning appliances present at the property?

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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? _____

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6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

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7. ENVIRONMENTAL

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	YES	NO	DON'T KNOW	N/A	
*G. Is there any soil or groundwater contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	208
					209
*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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	211
					212
*I. Has the property been used as a legal or illegal dumping site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	213
*J. Has the property been used as an illegal drug manufacturing site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	214
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	215
8. LEAD BASED PAINT (Applicable if the house was built before 1978).				<input checked="" type="checkbox"/>	216
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					217
<input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).					218
					219
<input type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					220
B. Records and reports available to the Seller (check one below):					221
<input type="checkbox"/> 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).					222
					223
					224
<input type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					225
9. MANUFACTURED AND MOBILE HOMES					226
If the property includes a manufactured or mobile home,					227
*A. Did you make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	228
If yes, please describe the alterations:					229
*B. Did any previous owner make any alterations to the home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	230
*C. If alterations were made, were permits or variances for these alterations obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 buyer should know about?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	234
					235
B. Verification					236
The foregoing answers and attached 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 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.					237
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<u>Preston Droubay</u> 05/16/2025					241
Seller Date					
<u>Diane Droubay</u> 05/16/2025					241
Seller Date					
If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).					242
					243
1D) See/Ref. Public record for Leland Survey / Easements (map).					244
1J) Boundary stakes are at each corner of the property.					245
1K) Mineral rights are retained by the Lelands. See statutory warranty deed.					246
4C) Structural permit obtained and approved with final inspection.					247
Well approved and registered.					248
Septic installation permitted, inspected and approved (but not connected)					249
Electric and solar not permitted.					250
					251
4F) Sheet rock joints in ceiling are cracked due to snow load on roof.					252
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II. NOTICES TO THE BUYER

1. SEX OFFENDER REGISTRATION

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.

2. PROXIMITY TO FARMING/WORKING FOREST

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.

3. OIL TANK INSURANCE

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.

III. BUYER'S ACKNOWLEDGEMENT

1. BUYER HEREBY ACKNOWLEDGES THAT:

- 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.
- 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.
- 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.
- This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.
- 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).
- If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

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.

Buyer Date Buyer Date

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

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.

Buyer Date Buyer Date

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

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.

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