

☐ Decommission \Rightarrow Original installation NOI No.

Depth of completed well	223	ft.
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ECY 050-1-29 (Rev 08/19) If you need this document in an alternate format, please call the Water Resources Program at 360-407-5872. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

**NORTHEAST TRI COUNTY HEALTH DISTRICT
DIVISION OF ENVIRONMENTAL HEALTH**

ON-SITE SEWAGE SYSTEM PERMIT # PT0019683

Anthony & Nancy Schroedl is hereby authorized to utilize a sewage disposal system at
TAX #30 (SP2-91-2) (BAL INSIDE CITY LIMITS)

Section: 32 Township: 37 Range: 38 Parcel #: 1974280

in accordance with the plans and specifications approved by the District Health Officer on file in this office.

Prior to any major repairs, replacements or alterations to the system a permit shall be obtained from the Northeast Tri County Health District (Division of Environmental Health).

This permit is issued and may be revoked by the Northeast Tri County Health District Health Officer by authority of WAC 246-272, and Northeast Tri County Health District Regulations established by the Board of Health pursuant to RCW 70.05.

Additional permits from other jurisdictions or agencies may be necessary for this project. It is the responsibility of the applicant to acquire said permit(s), and comply with all applicable rules, regulations and/or ordinances.



Date Issued: 05/19/2021

District Health Officer

PERMIT INSTRUCTIONS

STRUCTURE TYPE: Single-Family Residential
NUMBER OF BEDROOMS: 3
DESIGN FLOW (gal/day): 360
TYPE OF SYSTEM: New
SYSTEM DESIGN: Gravity w/ Gravelless Chambers
SEPTIC TANK CAPACITY(gal): 1000

DFLF/BED DIMENSIONS: 256
TRENCH DEPTH (inches): 21
TRENCH WIDTH (inches): 36
APPURTENANCES: D-Box & Effluent Filter
PUMP CHAMBER (y/n):
PUMP CHAMBER GALLONS:

REASON FOR SYSTEM DESIGN: 15% reduction from 300' for chambers

SPECIAL PERMIT INSTRUCTIONS:

FINAL INSPECTION DATE: 5/19/21 Initials: B/H

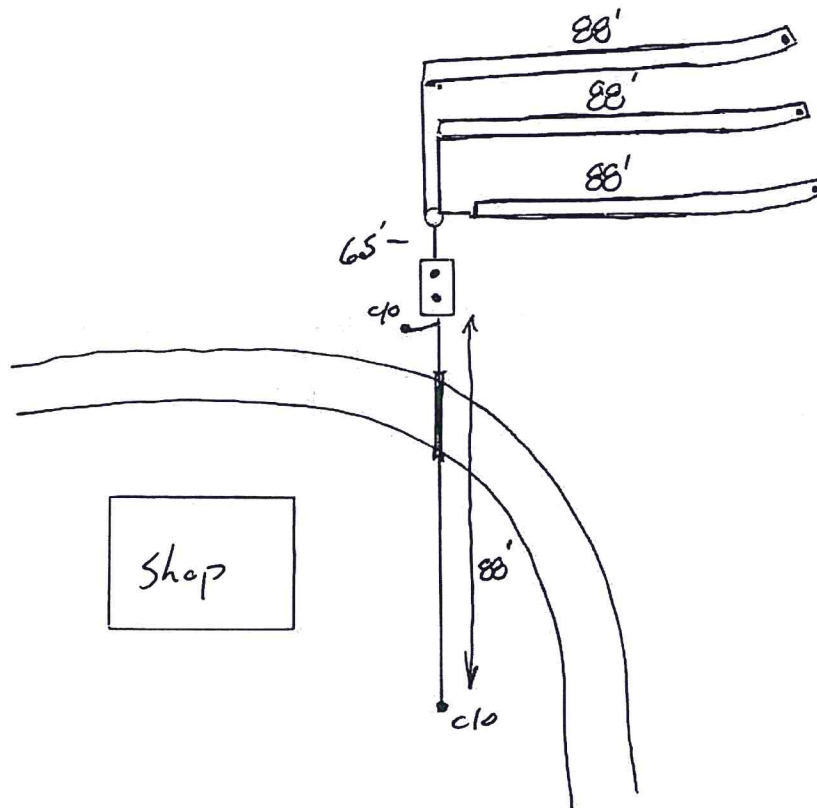
Stevens County Office	240 E Dominion	Colville,	WA	99114	(509) 684-2262
Pend Oreille County Office	605 Hwy 20	Newport,	WA	99156	(509) 447-3131
Ferry County Office	P.O. Box 584	Republic,	WA	99166	(509) 775-3111



On-Site Sewage System As-Built Drawing for Permit # PT 19683

Inspection Date	5/19/21	Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approved Date	5/19/21
Inspection By	Blt		Re-Inspection Date	

Reserve Area



Installer Name	Jim Mallery		Pump Chamber Size		
Septic Tank Size	1000	Dose/day		Gallons/Dose	
Drainfield Length	264'	Squirt Height		Drawdown	
Drainfield Depth	21"	Pump Run Time			
Septic Tank Latitude/Longitude		48.6665 / -118.0516			

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

SELLER: Anthony B Schroedl
Seller

Nancy Schroedl
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 1599 Coyote Way, CITY Evans, STATE WA, ZIP 99126, 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 / ☐ 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"/> |
| *B. Is title to the property subject to any of the following? | | | | |
| (1) First right of refusal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (2) Option | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (3) Lease or rental agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) Life estate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *C. Are there any encroachments, boundary agreements, or boundary disputes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *D. Is there a private road or easement agreement for access to the property? <u>recorded</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *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"/> |
| *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"/> |
| *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"/> |
| *H. Are there any pending or existing assessments against the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *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"/> |

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**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

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

2. WATER

A. Household Water

- | | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|----|
| (1) The source of water for the property is: <input type="checkbox"/> Private or publicly owned water system | | | | | 63 |
| <input checked="" type="checkbox"/> Private well serving only the subject property <input type="checkbox"/> Other water system | | | | | 64 |
| *If shared, are there any written agreements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 65 |
| | | | | | 66 |
| *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 67 |
| | | | | | 68 |
| *(3) Are there any problems or repairs needed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 69 |
| | | | | | 70 |
| (4) During your ownership, has the source provided an adequate year-round supply of potable water? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 71 |
| If no, please explain: | | | | | 72 |
| | | | | | 73 |
| *(5) Are there any water treatment systems for the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 74 |
| If yes, are they: <input type="checkbox"/> Leased <input type="checkbox"/> Owned | | | | | 75 |
| | | | | | 76 |
| *(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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 77 |
| (a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 78 |
| *(b) If yes, has all or any portion of the water right not been used for five or more successive years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 79 |
| *(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 80 |

B. Irrigation Water

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|----|
| (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 83 |
| | | | | | 84 |
| *(b) If so, is the certificate available? (If yes, please attach a copy.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 85 |
| *(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 86 |
| *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 87 |
| If so, please identify the entity that supplies water to the property: | | | | | 88 |
| | | | | | 89 |

C. Outdoor Sprinkler System

- | | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|----|
| (1) Is there an outdoor sprinkler system for the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 90 |
| | | | | | 91 |
| *(2) If yes, are there any defects in the system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 92 |
| | | | | | 93 |
| *(3) If yes, is the sprinkler system connected to irrigation water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 94 |

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)
- ☐ Other disposal system

Please describe: approved septic for 3 bdr home

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

If no, please explain:

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Date

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	YES	NO	DONT 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	102 103 104
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	106 107
(2) When was it last pumped? <u>never, used summer seasonally</u>					108
*(3) Are there any defects in the operation of the on-site sewage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109
(4) When was it last inspected? <u>when installed in May 2021</u>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	110
By whom: <u>All One Service, LLC</u>					111
(5) For how many bedrooms was the on-site sewage system approved? <u>3</u> bedrooms			<input type="checkbox"/>	<input type="checkbox"/>	112
E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	113 114
If no, please explain:					115
*F. Have there been any changes or repairs to the on-site sewage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117 118
If no, please explain:					119
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120 121

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
123
124

4. STRUCTURAL

*A. Has the roof leaked within the last 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	125 126
*B. Has the basement flooded or leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	127
*C. Have there been any conversions, additions or remodeling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128
*(1) If yes, were all building permits obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	129
*(2) If yes, were all final inspections obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	130
D. Do you know the age of the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	131
If yes, year of original construction:					132
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	133
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	134
<input type="checkbox"/> Foundations	<input type="checkbox"/> Decks	<input type="checkbox"/> Exterior Walls			135
<input type="checkbox"/> Chimneys	<input type="checkbox"/> Interior Walls	<input type="checkbox"/> Fire Alarms			136
<input type="checkbox"/> Doors	<input type="checkbox"/> Windows	<input type="checkbox"/> Patio			137
<input type="checkbox"/> Ceilings	<input type="checkbox"/> Slab Floors	<input type="checkbox"/> Driveways			138
<input type="checkbox"/> Pools	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Sauna			139
<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Outbuildings	<input type="checkbox"/> Fireplaces			140
<input type="checkbox"/> Garage Floors	<input type="checkbox"/> Walkways	<input type="checkbox"/> Siding			141
<input type="checkbox"/> Wood Stoves	<input type="checkbox"/> Elevators	<input type="checkbox"/> Incline Elevators			142
<input type="checkbox"/> Stairway Chair Lifts	<input type="checkbox"/> Wheelchair Lifts	<input type="checkbox"/> Other			143
*G. Was a structural pest or "whole house" inspection done? <u>shop and RV site</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144 145 146
If yes, when and by whom was the inspection completed?					
H. During your ownership, has the property had any wood destroying organism or pest infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	147
I. Is the attic insulated? <u>rule shop</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	148
J. Is the basement insulated? <u>rule shop</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	149

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YES NO DON'T KNOW N/A

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: _____

Electrical system, including wiring, switches, outlets, and service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154
Plumbing system, including pipes, faucets, fixtures, and toilets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155
Hot water tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	156
Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	157
Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	158
Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	159
Heating and cooling systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	160
Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	161
Other <u>pole shop - metal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.)

Security System:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	165
Tanks (type):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	166
Satellite dish:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	167
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	168

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

(1) Woodstove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170
(2) Fireplace insert?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	171
(3) Pellet stove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	172
(4) Fireplace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?

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?

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.)

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.)

G. Does the property currently have internet service?

Provider: nuebeam

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: _____

B. Are there regular periodic assessments?

\$ _____ per ☐ month ☐ year

☐ Other: _____

*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 co-owned in undivided interest with others)?

7. ENVIRONMENTAL

*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?

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 storage tanks, or contaminated soil or water?

*F. Has the property been used for commercial or industrial purposes?

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YES	NO	DON'T KNOW	N/A	
				208
				209
.... <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	210

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|-----|
| *G. Is there any soil or groundwater contamination? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 210 |
| *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 |
| *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"/> | 212 |
| *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"/> | 213 |
| *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"/> | 214 |
| | | | | | 215 |

8. LEAD BASED PAINT (Applicable if the house was built before 1978). ☒ 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 |
| <input type="checkbox"/> | Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. | 219 |
| B. | Records and reports available to the Seller (check one below): | 220 |
| <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).
_____ | 221 |
| <input type="checkbox"/> | Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. | 222 |
| | | 223 |
| | | 224 |
| | | 225 |

9. MANUFACTURED AND MOBILE HOMES 226

If the property includes a manufactured or mobile home,

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|-----|
| *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 | 234 |
| buyer should know about?..... | 235 |
| | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| B. Verification | 236 |
| The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and | 237 |
| Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and | 238 |
| 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 |

copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

Anthony B. Schroeder 6/12/2025 6/12/2025
Seller Date Seller Date

240 241

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).

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**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

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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:

- 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.
- 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.
- 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.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.
- 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).
- F. 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.

Buyer Date Buyer Date

ABS 6/12/2025
SELLER'S INITIALS Date

NS 6/12/2025
SELLER'S INITIALS Date

**IDENTIFICATION OF UTILITIES
ADDENDUM TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated _____ 1

between _____ ("Buyer") 2

and _____ ("Seller") 3
Buyer Seller
Anthony B Schroedl **Nancy Schroedl**

concerning **1599 Coyote Way** **Kettle Falls** **WA 99126** (the "Property"). 4
Address City State Zip

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds 5
necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities 6
providing service to the Property and having lien rights are as follows: 7

WATER DISTRICT: **Drilled Well** 8

Name e-mail or website (optional) 9

Address 10

City, State, Zip Fax No. (optional) 11

SEWER DISTRICT: **Private Septic** 11

Name e-mail or website (optional) 12

Address 13

City, State, Zip Fax No. (optional) 14

IRRIGATION DISTRICT: **NA** 14

Name e-mail or website (optional) 15

Address 16

City, State, Zip Fax No. (optional) 17

GARBAGE: **NA** 17

Name e-mail or website (optional) 18

Address 19

City, State, Zip Fax No. (optional) 20

ELECTRICITY: **Avista** 20

Name e-mail or website (optional) 21

Address 22

City, State, Zip Fax No. (optional) 23

GAS: **NA** 23

Name e-mail or website (optional) 24

Address 25

City, State, Zip Fax No. (optional) 26

SPECIAL DISTRICT(S): 26

(local improvement districts or 27

utility local improvement districts) 27

Address 28

City, State, Zip Fax No. (optional) 29

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) 29
within _____ days (5 if not filled in) of mutual acceptance of this Agreement, Seller shall provide the Listing 30
Broker or Buyer Broker with the names and addresses of all utility providers having lien rights affecting the Property 31
and (2) Buyer and Seller authorize Listing Broker or Buyer Broker to insert into this Addendum the names and 32
addresses of the utility providers identified by Seller. 33

Nothing in this Addendum shall be construed to diminish or alter the Seller's obligation to pay all utility charges 34
(including unbilled charges). Buyer understands that the Listing Broker and Buyer Broker are not responsible for, or 35
to insure payment of, Seller's utility charges. 36

Buyer's Initials Date Buyer's Initials Date **ABS 6/12/2025** **NS 6/12/2025**
Seller's Initials Date Seller's Initials Date





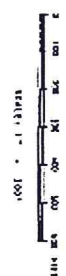


STEVENS COUNTY
TITLE & ESCROW

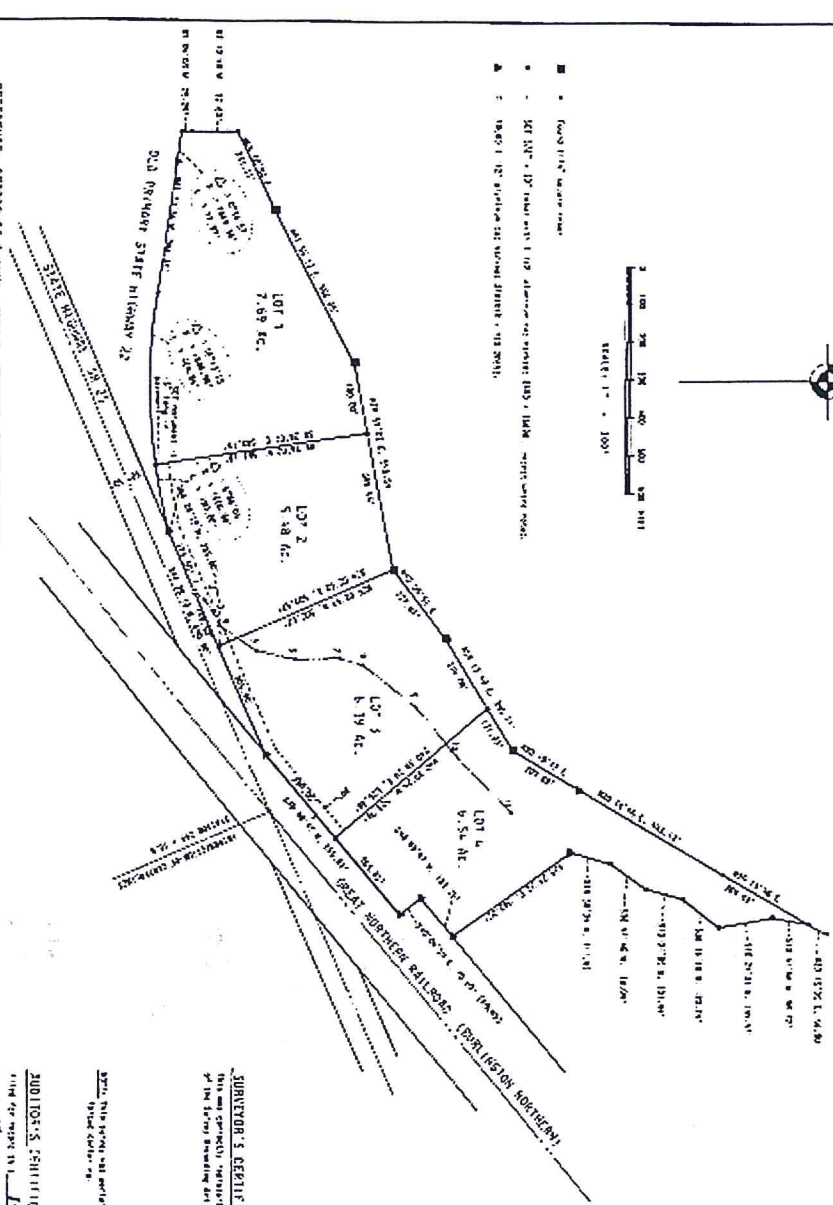
Parcel ID: 1974280

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

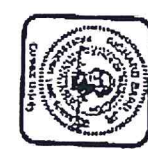
RECORD OF SURVEY
 A SURVEY PLATTING OF PROPERTY LOCATED IN SECTIONS 29 AND 32,
 T29N, R12E, S10TH, IN THE COUNTY OF SIOUX, STATE OF IOWA,
 AND ACCORDING TO RECORD OF SURVEY, BOOK 10, SURVEYS, PAGES
 147 AND 148.



- Found 11/2" water main
- 1/4" 10" x 12" water main 1 1/2' above ground surface (MS), 1/4" 10" water main depth.
- ▲ 1/4" 10" x 12" water main 1/2' above ground surface, 1/4" 10" water main depth.



SURVEYOR'S CERTIFICATE:
 This map represents a survey made by me or under my direct supervision in accordance with the laws of the State of Iowa, and I hereby certify that the same are true and correct to the best of my knowledge and belief.



NOTE: This survey was performed with a Leica 1150 Total Station at 1/4" = 100' scale and was not subject to any other survey.

AUDITOR'S CERTIFICATE:
 I have compared the map with the original survey and find it to be correct and true to the original survey, as shown on the map.

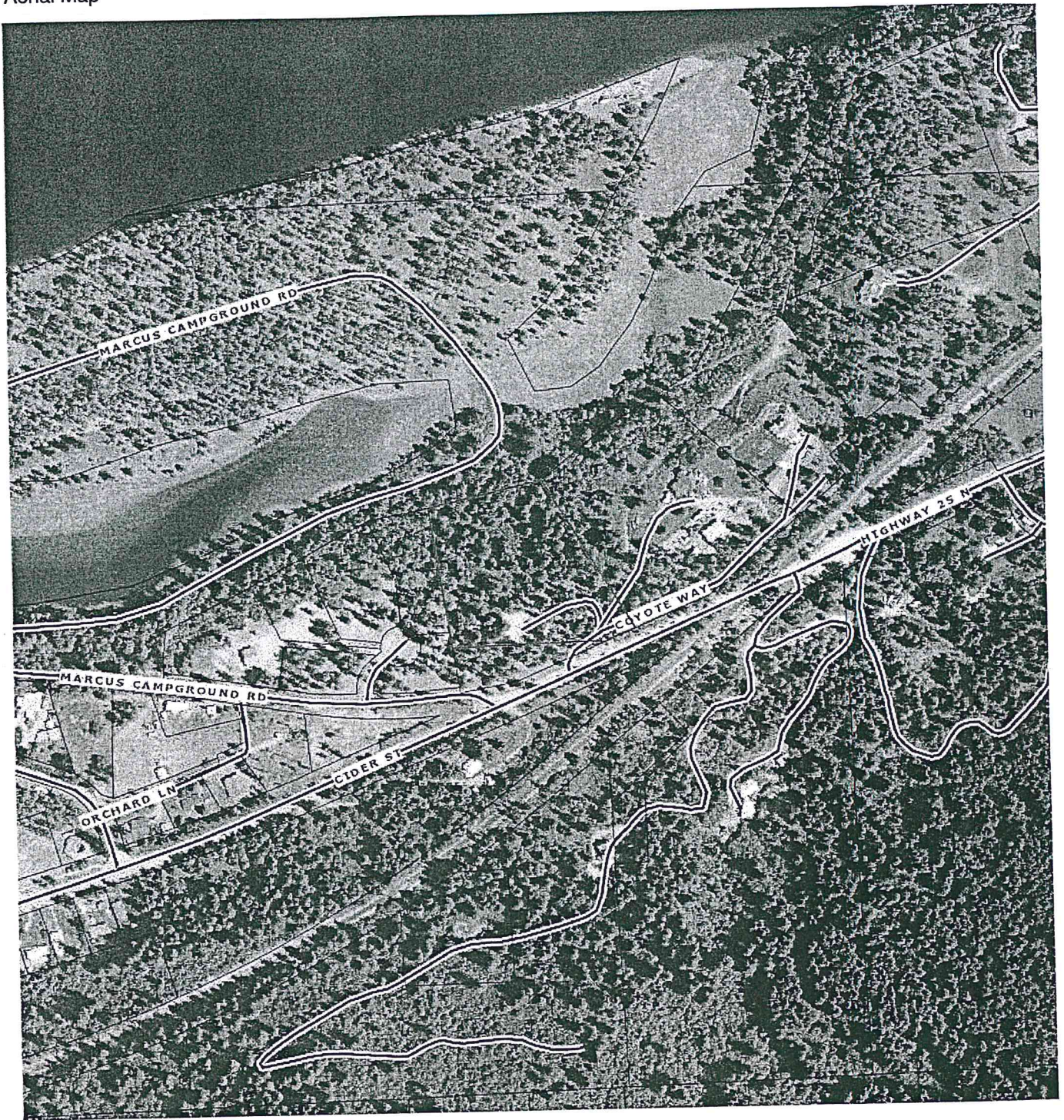
Witness my hand and seal of office at Des Moines, Iowa, this 12th day of April, 1912.

WILLIAM E. PERRY
 Auditor of Iowa

1/20	SEC	T	R
20	SEC	T	R
32	SEC	T	R

RECORD OF SURVEY
 SHEET 1 OF 2

Aerial Map



STEVENS COUNTY
TITLE & ESCROW

Parcel ID: 1974280

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

9206968

Short Plat Application SP 22-91
Sec. 29/32, Twp. 37N, Rge. 38EWM
Page 4 of 7 pages

LEGAL DESCRIPTIONS CONTINUED:

line; thence South 49°49'47" West a distance of 265.83 feet along said Northwesterly line; thence North 40°39'24" West a distance of 529.98 feet to the Bureau of Reclamation Lake Roosevelt Boundary; thence Northeasterly along said boundary by the following three courses: thence North 58°13'59" East a distance of 131.03 feet; thence North 30°19'17" East a distance of 204.83 feet; thence North 30°14'55" East a distance of 443.12 feet to the Point of Beginning.

SUBJECT TO the following described Road and Utility Easement.

SUBJECT TO Declaration of Covenants recorded _____ in
Volume _____, page _____, under Auditor's File # _____.

RESTRICTIONS:

- 1) No tract or lot shall be further divided for sale or lease without the prior authorization from the Plat Administrator.
- 2) This plat is approved as a residential subdivision and no lot is to have more than one single family residential unit. Conversion of any lot to other than its authorized occupancy must be preceded by a separate application and review process.
- 3) Prior to construction, placement or development of any living quarters, wellsite or roadway within this plat, a permit to install an individual sewage disposal system shall be secured from the Northeast Tri-County Health District.
- 4) This plat has been reviewed by the Northeast Tri-County Health District for the use of on-site sewage disposal systems in accordance with regulations in effect at the time the plat application was received. Unless stated otherwise, approval of this plat does not warrant or imply the issuance of a permit to install any specific type of on-site sewage disposal system. Permits for on-site sewage disposal systems will be issued based upon requirements of regulations in effect at the time the permit application is submitted.
- 5) Prior to construction, placement or development of any structures within this plat, a permit shall be secured from the Stevens County Building Department.

Continued on page 5 of 7 pages

SEE: 160 PAGE 0932

Short Plat Application SP 22-91
 Sec. 29/32, Twp. 37N, Rge. 38EWM
 Page 5 of 7 pages

RESTRICTIONS CONTINUED:

6) Prior to construction or placement of any approach onto a State Highway, an access permit shall be secured from the Washington State Department of Transportation.

7) Lot owners are advised that land extending from the Lot property to the shoreline of Lake Roosevelt is Federally owned and administered by the National Park Service. The use of Federally owned land by the lot owners without proper authorization may be considered trespass.

8) Lot owners are advised that the portion of the Short Plat SP 22-91 within the SE1/4 of the NW1/4 of Section 32, Township 37 North, Range 38 East, W.M., in Stevens County, Washington, lies within the incorporated limits of the Town of Marcus. Development within the town limits is subject to approval by the Town of Marcus.

ROAD AND UTILITY EASEMENT:

The undersigned grantors, their heirs and assigns, do hereby reserve, grant and quit claim to the owners, their heirs and assigns, of Lot SP 22-91-2, Lot SP 22-91-3, and Lot SP 22-91-4, as previously described, a perpetual non-exclusive easement over, across and under a strip of land lying 15 feet each side of the following described centerline:

BEGINNING at a point in the Northerly line of State Highway SR 25 located South 66°26'19" West a distance of 465.40 feet from the intersection of the Northwesterly line of the Great Northern Railway; said Point of Beginning being in the Southerly line of Parcel A as shown and described on Record of Survey, filed in Book 8 of Surveys, pages 47 and 48, records of Stevens County, Washington; thence North 38°16'28" East a distance of 37.10 feet; thence North 55°55'32" East a distance of 39.20 feet thence North 64°36'52" East a distance of 37.34 feet; thence North 33°54'53" East a distance of 116.14 feet; thence North 14°01'35" East a distance of 104.42 feet; thence North 1°47'34" West a distance of 118.25 feet; thence North 15°02'14" East a distance of 63.33 feet; thence North 38°15'22" East a distance of 179.18 feet; thence North 50°15'49" East a distance of 150.25 feet; thence North 46°06'22" East a distance of 229.01 feet to the end of this line description.

Continued on page 6 of 7 pages

SEE 160 PAGE 0933

Short Plat Application SP 22-91
 Sec. 29/32, Twp. 37N, Rge. 38EWM
 Page 6 of 7 pages

OWNER'S CERTIFICATE:

We, the undersigned, do hereby acknowledge that this plat, as described hereon, has been made with our consent and in accordance with our desires.

Arthur L. Narvaez
 Arthur L. Narvaez Husband

Johnnie E. Narvaez
 Johnnie E. Narvaez Wife
 By Arthur L. Narvaez
 Consent

ACKNOWLEDGEMENT:

California ~~WCC~~
 STATE OF WASHINGTON)
 COUNTY OF Mendocino) SS

On this 23 day of June, 1992, before me, the undersigned, a Notary Public for said county and state, personally appeared, ARTHUR L. AND JOHNNIE E. NARVAEZ, known to me to be the persons whose names are subscribed to this document and acknowledge that they executed the same as their free and voluntary act and deed.



Nancy R. Cox
 Notary Public in and for the
 State of Washington ~~California~~ ~~WCC~~
 Residing at Fort Bragg, CA
 My Commission expires 1-21-94

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 VOL.

Continued on page 7 of 7 pages

DECLARATION OF COVENANTS AND RESTRICTIONS

Declaration of Covenants, Conditions and Restrictions
for NARVAEZ SUBDIVISION in Section 29 & 32, Township 37 N,
Range 38 E.W.M. SP.# 22-91

1. The grantors reserve such easements as may be necessary over and along each lot, for public utilities.

2. Prior to the construction or placement of any living unit on those lots described within this plot, a permit to install an individual means of sewage disposal shall be secured from the Stevens County Department of Health.

3. If the parties hereto, or any of them, or their assigns or their heirs, shall violate and/or attempt to violate any of the covenants listed herein, then any other person or persons owning real property equity against the persons violating or attempting to violate such covenants, to restrain or prevent him or them from so doing and to recover damages or other just dues.

4. Doublewide mobile or modular homes can be installed. but cannot be over 5 years old.

5. No basement, tent, garage or other structure or outbuilding, other than a private detached single family dwelling, placed or erected on Lots 1 through 4, shall at any time be used as a residence permanently, Any dwelling or structure erected or placed on any in this plat shall be completed as to external appearance, including finish painting within twelve months from the date of start of construction.

6. No owner or contract purchaser of any lot shall permit any vehicle owned by him or by any member of his family or by an acquaintance, and which is in an extreme state of disrepair, to be abandoned or to remain parked upon any street within the existing property for a period in excess of 48 hours.

7. No garbage, rubbish, or cuttings shall be deposited on or left on the lot premises unless placed in an attractive container suitably located and screened from public view. No.1 building material of any kind shall be placed or stored upon any property in said subdivision until the owner is ready to commence construction, and then such materials shall be placed within the property line of the building site upon which structures are to be erected, and shall not be placed in the street.

8. All roadways shown on the recorded plat are subject to the use of pedestrians, animals and vehicles of all kinds, so as to provide reasonable access to and from the said roads and streets, to serve the subject lots and all other lots in the Subdivision.

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9. Should any one or more of these covenants be invalidated by judgement or court order, the rest of the provisions not affected thereby shall nevertheless remain in full force and effect.

10. The contract purchaser or granted of any lot subject to the coverage of these covenants, conditions, dedication or restrictions, by the acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof, whether from the declarants of subsequent owner of such lot, shall accept such deed or contract upon and subject to each and all of the declarations, agreements, covenants, restrictions and dedication herein contained, and such acceptance shall for himself, his heirs, personal representative, successors and assigns, covenants, consents and agrees to and with the declarants, and to and with the grantees and subsequent owners of each of the lots within the Subdivision, to keep, observe, comply with and perform said declarations and agreements. Each such grantee also agrees, by such acceptance, to assume, as against declarants their successors or assigns, all of the risks and hazards of ownership or occupancy attendant to such lot.

11. These protective covenants shall be in force for a minimum of 5 years from date of recordation. Any modification or changes can be made after that time by the majority vote of the property owners. Each lot shall have 1 vote.

Arthur L. Narvaez
Owner ARTHUR L. NARVAEZ

6/23/92
Date

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Johnnie L. Narvaez
Owner JOHNNIE L. NARVAEZ

6/23/92
Date

By Arthur L. Narvaez Conservator

9206967

AT REQUEST OF
STEVENS COUNTY PLANNING DEPT.
WILLIAM E. PROVOST
COUNTY AUDITOR

Michael R. Widdowson
DEPUTY

MAIL TO FILER
CS \$2.00 \$7.00

RECEIVED
1992 JUNE 30 PM 2:55
STEVENS COUNTY AUDITOR

California
STATE OF WASHINGTON: County of *Mendocino*

On this day personally appeared before me, Arthur L. Narvaez and Johnnie E. Narvaez to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of June, 1992

Nancy R. Cox, Notary Public in and for the
State of ~~Washington~~ *California*, residing at 1205 Franklin St. Fort Klamath
in Mendocino County.



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