

**ALTA COMMITMENT FOR TITLE
INSURANCE EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
Stevens County Title & Escrow

File No.: 25-40031-SCT

Parcel 1974280, 0484010:
Lot(s) 2 of Short Plat No. SP 22-91, located in the N1/2 of Section 32, Township 37 North, Range 38 East, W.M., in Stevens County, Washington, according to Plat recorded June 30, 1992, under Auditor's File No. 9206968.

Abbreviated Legal: Lot 2 SP 22-91, N1/2 32-37-38

Tax Parcel No.: 1974280 & 0484010

Property Address: 1599 Coyote Way, Evans, WA 99126

Seller: _____

Buyer: _____

Seller: _____

Buyer: _____

The address shown above is provided for information only, as a convenience for the customer and is not included in the legal description to be insured. The Address was determined by public records and the Company assumes no liability for any inaccuracy of the address.

FIRPTA CERTIFICATION

The Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. 1445, provides that a buyer of a U.S. real property interest must withhold tax if Seller is a foreign person, unless one of the exceptions in the Act applies. The following will inform Buyer and Closing Agent whether tax withholding is required.

Note: The above law applies to foreign corporations, partnerships, trusts, estates and other foreign entities, as well as to foreign individuals. If Seller is a corporation, partnership, trust, estate or other entity, the terms "I" and "my" as used below means the corporation or other entity. A "real property interest" includes full or part ownership of land and/or improvements thereon; leaseholds; options to acquire any of the foregoing; and an interest in foreign corporations, partnerships, trusts or other entities holding U.S. real estate.

SELLER CERTIFICATION. Seller hereby certifies the following:

PROPERTY. I am the Seller of real property ☒ at:

1599 Coyote Way

Evans

WA

99216

Address

City

State

Zip

or ☐ (if no street address) legally described on the attached.

CITIZENSHIP STATUS. I ☐ AM ☒ AM NOT a non-resident alien (or a foreign corporation, foreign partnership, foreign trust, foreign estate or other foreign business entity) for purposes of U.S. income taxation.

TAXPAYER I.D. NUMBER.

My U.S. taxpayer identification number (e.g. social security number) is _____
(Tax I.D. number to be provided by Seller at Closing)

ADDRESS.

My home address is 1599 Coyote Way

Evans WA 99216

Address

City

State

Zip

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete. I understand that this Certification may be disclosed to the Internal Revenue Service ("IRS") and that any false statement I have made here could be punished by fine, imprisonment, or both.

Anthony B. Schroeder 6/12/2025
Seller Date

Nancy Schroeder 6/12/2025
Seller Date

BUYER CERTIFICATION (Only applicable if Seller is a non-resident alien).

If Seller is a non-resident alien, and has not obtained a release from the IRS, then Closing Agent must withhold 15% of the amount realized from the sale and pay it to the IRS, unless Buyer certifies that the selected statement below is correct:

☐ **Amount Realized (\$300,000 or less) and Family Residence = No Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, does not exceed \$300,000; and (b) I certify that I or a member of my family* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, there is no tax.

☐ **Amount Realized (more than \$300,000, but not exceeding \$1,000,000) and Family Residence = 10% Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, exceeds \$300,000, but does not exceed \$1,000,000; and (b) I certify that I or a member of my family* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, then Closing Agent must withhold 10% of the amount realized from the sale and pay it to the IRS.

* (Defined in 11 U.S.C. 267(c)(4). It includes brothers, sisters, spouse, ancestors and lineal descendants).

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief both statements are true, correct and complete. I understand that this Certification may be disclosed to the IRS and that any false statement I have made here could be punished by fine, imprisonment, or both.

Buyer

Date

Buyer

Date

Stevens County Property Search

Property Search Results > 36127 SCHROEDL ANTHONY B for Year 2024 - 2025

Property

Account

Property ID:	36127	Abbreviated Legal Description:	TAX #30 (SP 22-91-2) (BAL INSIDE CITY LIMITS)
Parcel # / Geo ID:	1974280	Agent Code:	
Type:	Real		
Tax Area:	071-F6 212 - Tax Area F6 212	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	37	Section:	32
Range:	38	Legal Acres:	5.3300

Location

Address:	1599 COYOTE WAY EVANS, WA 99126	Mapsco:	
Neighborhood:	LAKE RSVLT 7 OUTBUILDINGS	Map ID:	373832
Neighborhood CD:	800-R7BLDG		


Owner

Name:	SCHROEDL ANTHONY B	Owner ID:	43181
Mailing Address:	NANCY SCHROEDL 1599 COYOTE WAY EVANS, WA 99126	% Ownership:	100.0000000000%

Exemptions:

Taxes and Assessment Details

Property Tax Information as of 06/11/2025

Amount Due if Paid on: 

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2025	19879	\$278.39	\$278.31	\$0.00	\$0.00	\$556.70	\$0.00
▶ Statement Details							
2024	20280	\$277.68	\$277.63	\$0.00	\$0.00	\$555.31	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$25,014
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$39,975
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$64,989
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$64,989
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$64,989
<hr/>		
(=) Total Appraised Value:	=	\$64,989
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0

(=) Taxable Value: = \$64,989

Taxing Jurisdiction

Owner: SCHROEDL ANTHONY B
 % Ownership: 100.000000000000%
 Total Value: \$64,989
 Tax Area: 071-F6 212 - Tax Area F6 212

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CURREXP	CURRENT EXPENSE	1.0981750000	\$64,989	\$64,989	\$71.37
DISABILITY	DISABILITY SERVICES	0.0125000000	\$64,989	\$64,989	\$0.81
FD06EXP	FD #6 EXPENSE	0.8762960000	\$64,989	\$64,989	\$56.95
STCORLIBRY	ST CO RURAL LIBRARY	0.2732230000	\$64,989	\$64,989	\$17.76
MENTHEALTH	MENTAL HEALTH SERVICES	0.0125000000	\$64,989	\$64,989	\$0.81
CTYROAD	COUNTY ROAD	1.1143440000	\$64,989	\$64,989	\$72.42
SD#212	SD#212 CAPITAL PROJECTS	0.4738530000	\$64,989	\$64,989	\$30.80
SD212GEN	SD #212 GEN/M & O	1.9164990000	\$64,989	\$64,989	\$124.55
STATE	STATE LEVY	1.5206800000	\$64,989	\$64,989	\$98.83
STATE 2	STATE LEVY PART 2	0.8180920000	\$64,989	\$64,989	\$53.17
VETRELIEF	VETERANS RELIEF	0.0112500000	\$64,989	\$64,989	\$0.73
Total Tax Rate:		8.1274120000			
				Taxes w/Current Exemptions:	\$528.20
				Taxes w/o Exemptions:	\$528.20

Improvement / Building

Improvement #1: Site Improvements State Code: 11 0.0 sqft Value: \$3,500

Type	Description	Class CD	Sub Class CD	Year Built	Area
6724	Power	*		0	1.0

Improvement #2: Commercial State Code: 11 720.0 sqft Value: \$21,514

Type	Description	Class CD	Sub Class CD	Year Built	Area
476	Farm Implement Building *			2014	720.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	U	U	5.3300	232174.80	0.00	0.00	1.00	\$39,975	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2025	N/A	N/A	N/A	N/A	N/A
2024	\$25,014	\$39,975	\$0	\$64,989	\$64,989
2023	\$25,172	\$39,975	\$0	\$65,147	\$65,147
2022	\$21,212	\$39,975	\$0	\$61,187	\$61,187
2021	\$19,254	\$39,975	\$0	\$59,229	\$59,229

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	04/15/2005	REC3	Real Estate Contract	NARVAEZ ARTHUR L.	(NANCY) ANTHONY B. SCHROEDL			\$0.00	141282	V: 326 Pg 354
2	11/04/1999	SWD	SWD	EGGER WILLIAM	NARVAEZ ARTHUR			\$0.00	123957	V: 242 Pg 363

Payout Agreement

No payout information available..

Stevens County Property Search

Property Search Results > 16682 SCHROEDL ANTHONY B for Year 2024 - 2025

Property

Account

Property ID:	16682	Abbreviated Legal Description:	MARCUS UNPLATTED PART INSIDE CITY LIMITS TAX #30 (SP 22-91-2)
Parcel # / Geo ID:	0484010	Agent Code:	
Type:	Real		
Tax Area:	062-M F6 212 - Tax Area M F6 212	Land Use Code	91
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	37	Section:	32
Range:	38	Legal Acres:	0.1400

Location

Address:		Mapsc0:	
Neighborhood:	Marcus	Map ID:	373832
Neighborhood CD:	808		

Owner

Name:	SCHROEDL ANTHONY B	Owner ID:	43181
Mailing Address:	NANCY SCHROEDL 1599 COYOTE WAY EVANS, WA 99126	% Ownership:	100.0000000000%

Exemptions:

Taxes and Assessment Details

Property Tax Information as of 06/11/2025

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2025	6075	\$27.86	\$27.79	\$0.00	\$0.00	\$55.65	\$0.00
▶ Statement Details							
2024	6094	\$27.82	\$27.77	\$0.00	\$0.00	\$55.59	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$6,098
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$6,098
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$6,098
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$6,098
<hr/>		
(=) Total Appraised Value:	=	\$6,098
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		

(=) Taxable Value: = \$6,098

Taxing Jurisdiction

Owner: SCHROEDL ANTHONY B
 % Ownership: 100.000000000000%
 Total Value: \$6,098
 Tax Area: 062-M F6 212 - Tax Area M F6 212

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
MARCUS	MARCUS	1.2905620000	\$6,098	\$6,098	\$7.87
CURREXP	CURRENT EXPENSE	1.0981750000	\$6,098	\$6,098	\$6.70
DISABILITY	DISABILITY SERVICES	0.0125000000	\$6,098	\$6,098	\$0.08
FD06EXP	FD #6 EXPENSE	0.8762960000	\$6,098	\$6,098	\$5.34
STCORLIBRY	ST CO RURAL LIBRARY	0.2732230000	\$6,098	\$6,098	\$1.67
MENTHEALTH	MENTAL HEALTH SERVICES	0.0125000000	\$6,098	\$6,098	\$0.08
SD#212	SD#212 CAPITAL PROJECTS	0.4738530000	\$6,098	\$6,098	\$2.89
SD212GEN	SD #212 GEN/M & O	1.9164990000	\$6,098	\$6,098	\$11.69
STATE	STATE LEVY	1.5206800000	\$6,098	\$6,098	\$9.27
STATE 2	STATE LEVY PART 2	0.8180920000	\$6,098	\$6,098	\$4.99
VETRELIEF	VETERANS RELIEF	0.0112500000	\$6,098	\$6,098	\$0.07
Total Tax Rate:		8.3036300000			
				Taxes w/Current Exemptions:	\$50.65
				Taxes w/o Exemptions:	\$50.65

Improvement / Building

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	P	P	0.1400	6098.00	0.00	0.00	1.00	\$6,098	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2025	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$6,098	\$0	\$6,098	\$6,098
2023	\$0	\$6,098	\$0	\$6,098	\$6,098
2022	\$0	\$6,098	\$0	\$6,098	\$6,098
2021	\$0	\$6,098	\$0	\$6,098	\$6,098

Deed and Sales History

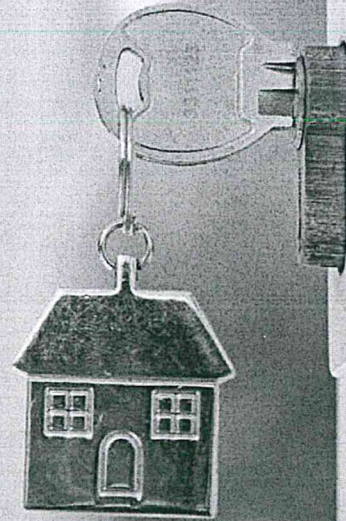
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	04/15/2005	REC3	Real Estate Contract	NARVAEZ ARTHUR L.	(NANCY) ANTHONY B. SCHROEDL			\$50,000.00	141282	V: 326 Pg 354
2	11/04/1999	SWD	SWD	EGGER WILLIAM	NARVAEZ ARTHUR			\$30,500.00	123957	V: 242 Pg 363

Payout Agreement

No payout information available..

Assessor Website Treasurer Website Pay Taxes

(X) ABS 6/12/2025
(X)



REAL ESTATE BROKERAGE IN WASHINGTON

Introduction

This pamphlet provides general information about real estate brokerage and summarizes the laws related to real estate brokerage relationships. It describes a real estate broker's duties to the seller/landlord and buyer/tenant. Detailed and complete information about real estate brokerage relationships is available in chapter 18.86 RCW.

If you have any questions about the information in this pamphlet, contact your broker or the designated broker of your broker's firm.

Licensing and Supervision of Brokers

To provide real estate brokerage services in Washington, a broker must be licensed under chapter 18.85 RCW and licensed with a real estate firm, which also must be licensed. Each real estate firm has a designated broker who is responsible for supervising the brokers licensed with the firm. Some firms may have branch offices that are supervised by a branch manager and some firms may delegate certain supervisory duties to one or more managing brokers.

The Washington State Department of Licensing is responsible for enforcing all laws and rules relating to the conduct of real estate firms and brokers.

Agency Relationship

In an agency relationship, a broker is referred to as an "agent" and the seller/landlord and buyer/tenant is referred to as the "principal." For simplicity, in this pamphlet, seller includes landlord, and buyer includes tenant.



For Sellers

A real estate firm and broker must enter into a written services agreement with a seller to establish an agency relationship. The firm will then appoint one or more brokers to be agents of the seller. The firm's designated broker and any managing broker responsible for the supervision of those brokers are also agents of the seller.



For Buyers

A real estate firm and broker(s) who perform real estate brokerage services for a buyer establish an agency relationship by performing those services. The firm's designated broker and any managing broker responsible for the supervision of that broker are also agents of the buyer. A written services agreement between the buyer and the firm must be entered into before, or as soon as reasonably practical after, a broker begins rendering real estate brokerage services to the buyer.



For both Buyer and Seller - as a Limited Dual Agent

A limited dual agent provides limited representation to both the buyer and the seller in a transaction. Limited dual agency requires the consent of each principal in a written services agreement and may occur in two situations: (1) When the buyer and the seller are represented by the same broker, in which case the broker's designated broker and any managing broker responsible for the supervision of that broker are also limited dual agents; and (2) when the buyer and the seller are represented by different brokers in the same firm, in which case each broker solely represents the principal the broker was appointed to represent, but the broker's designated broker and any managing broker responsible for the supervision of those brokers are limited dual agents.



Duration of Agency Relationship

Once established, an agency relationship continues until the earliest of the following:

1. Completion of performance by the broker;
2. Expiration of the term agreed upon by the parties;
3. Termination of the relationship by mutual agreement of the parties; or
4. Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party.

Written Services Agreement

A written services agreement between the firm and principal must contain the following:

1. The term (duration) of the agreement;
2. Name of the broker(s) appointed to act as an agent for the principal;
3. Whether the agency relationship is exclusive (which does not allow the principal to enter into an agency relationship with another firm during the term) or nonexclusive (which allows the principal to enter into an agency relationship with multiple firms at the same time);
4. Whether the principal consents to limited dual agency;
5. The terms of compensation;
6. In an agreement with a buyer, whether the broker agrees to show a property when there is no agreement or offer by any party or firm to pay compensation to the broker's firm; and
7. Any other agreements between the parties.

A Broker's Duties to All Parties

A broker owes the following duties to all parties in a transaction:

1. To exercise reasonable skill and care;
2. To deal honestly and in good faith;
3. To timely present all written offers, written notices, and other written communications to and from either party;
4. To disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party. A material fact includes information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a transaction, or operates to materially impair or defeat the purpose of the transaction. However, a broker does not have any duty to investigate matters that the broker has not agreed to investigate;
5. To account in a timely manner for all money and property received from or on behalf of either party;
6. To provide this pamphlet to all parties to whom the broker renders real estate brokerage services and to any unrepresented party;
7. To disclose in writing who the broker represents; and
8. To disclose in writing any terms of compensation offered by a party or a real estate firm to a real estate firm representing another party.

A Broker's Duties to the Buyer or Seller

A broker owes the following duties to their principal (either the buyer or seller):

1. To be loyal to their principal by taking no action that is adverse or detrimental to their principal's interest in a transaction;
2. To timely disclose to their principal any conflicts of interest;
3. To advise their principal to seek expert advice on matters relating to the transaction that are beyond the broker's expertise;
4. To not disclose any confidential information from or about their principal; and
5. To make a good faith and continuous effort to find a property for the buyer or to find a buyer for the seller's property, until the principal has entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Limited Dual Agent Duties

A limited dual agent may not advocate terms favorable to one principal to the detriment of the other principal. A broker, acting as a limited dual agent, owes the following duties to both the buyer and seller:

1. To take no action that is adverse or detrimental to either principal's interest in a transaction;
2. To timely disclose to both principals any conflicts of interest;
3. To advise both principals to seek expert advice on matters relating to the transaction that are beyond the limited dual agent's expertise;
4. To not disclose any confidential information from or about either principal; and
5. To make a good faith and continuous effort to find a property for the buyer and to find a buyer for the seller's property, until the principals have entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Compensation

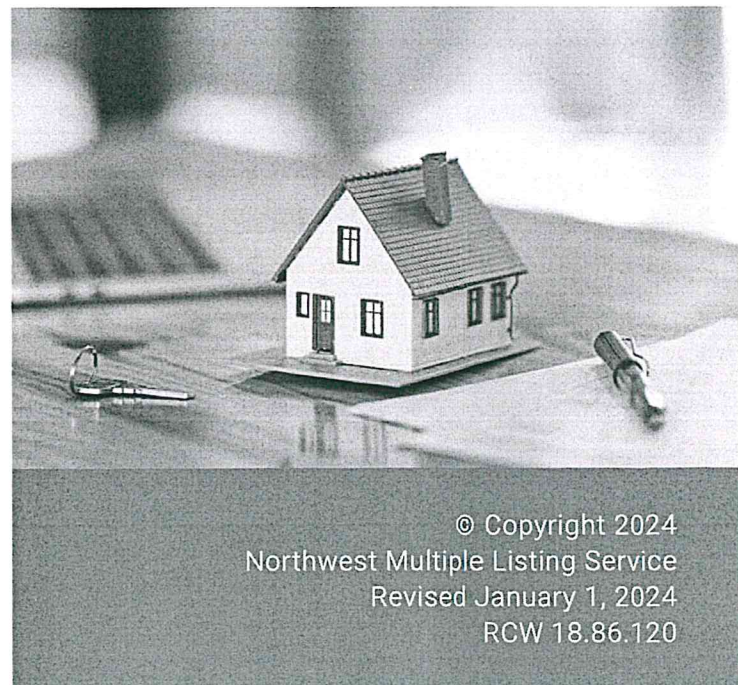
In any real estate transaction, a firm's compensation may be paid by the seller, the buyer, a third party, or by sharing the compensation between firms. To receive compensation from any party, a firm must have a written services agreement with the party the firm represents (or provide a "Compensation Disclosure" to the buyer in a transaction for commercial real estate).

A services agreement must contain the following regarding compensation:

1. The amount the principal agrees to compensate the firm for broker's services as an agent or limited dual agent;
2. The principal's consent, if any, and any terms of such consent, to compensation sharing between firms and parties; and
3. The principal's consent, if any, and any terms of such consent, to compensation of the firm by more than one party.

Short Sales

A "short sale" is a transaction where the seller's proceeds from the sale are insufficient to cover seller's obligations at closing (e.g., the seller's outstanding mortgage is greater than the sale price). If a sale is a short sale, the seller's real estate firm must disclose to the seller that the decision by any beneficiary or mortgagee, to release its interest in the property for less than the amount the seller owes to allow the sale to proceed, does not automatically relieve the seller of the obligation to pay any debt or costs remaining at closing, including real estate firms' compensation.



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Northwest Multiple Listing Service
Revised January 1, 2024
RCW 18.86.120