

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

SELLER: Tamara Henderson, as attorney in fact for, Earl & Darlene Ashbaugh 1
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. 2 3 4

INSTRUCTIONS TO THE SELLER 5

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. 6 7 8 9 10

NOTICE TO THE BUYER 11

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 12
43 Waterview Drive, CITY Kettle Falls, 13
STATE WA, ZIP 99141, COUNTY Ferry ("THE PROPERTY") OR AS 14
LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. 15

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. 16 17 18 19 20 21 22

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. 23 24 25

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. 26 27 28 29 30 31 32

Seller [] is/ [X] is not occupying the Property. 33

I. SELLER'S DISCLOSURES: 34

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. 35 36

	YES	NO	DON'T KNOW	N/A	
1. TITLE					37
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 type="checkbox"/>	<input checked="" 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"/>	47
*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"/>	48
*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"/>	49
*H. Are there any pending or existing assessments against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	50
*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"/>	51
					52
					53

TW. 8.19.25
SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
 (Continued)

	YES	NO	DON'T KNOW	N/A	54
*J. Is there a boundary survey for the property?	[]	[]	<input checked="" type="checkbox"/>	[]	55
*K. Are there any covenants, conditions, or restrictions recorded against the property?	[]	<input checked="" type="checkbox"/>	[]	[]	57
NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington law allows for the illegal language to be struck by bringing an action in superior court or by the free recording of a restrictive covenant modification document. Many county auditor websites provide a short form with instructions on this process.					58 59 60 61 62
2. WATER					63
A. Household Water					64
(1) If yes, the source of water for the property is: <input checked="" type="checkbox"/> Private or publicly owned water system					65
<input checked="" type="checkbox"/> Private well serving only the property * [] Other water system					66
*If shared, are there any written agreements?	[]	[]	[]	<input checked="" type="checkbox"/>	67
*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	[]	<input checked="" type="checkbox"/>	[]	[]	68
*(3) Are there any problems or repairs needed?	[]	<input checked="" type="checkbox"/>	[]	[]	69
(4) During your ownership, has the source provided an adequate year-round supply of potable water? .	<input checked="" type="checkbox"/>	[]	[]	[]	70
If no, please explain: _____					71 72
*(5) Are there any water treatment systems for the property?	[]	<input checked="" type="checkbox"/>	[]	[]	73
If yes, are they: [] Leased [] Owned					74
*(6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim?	[]	<input checked="" type="checkbox"/>	[]	[]	75
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[]	[]	[]	[]	76
*(b) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	[]	77
*(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	[]	<input checked="" type="checkbox"/>	[]	[]	78
B. Irrigation Water					79
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?	[]	<input checked="" type="checkbox"/>	[]	[]	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? . .	[]	<input checked="" type="checkbox"/>	[]	[]	84
If so, please identify the entity that supplies water to the property:					85 86 87
_____					88
C. Outdoor Sprinkler System					89
(1) Is there an outdoor sprinkler system for the property?	[]	<input checked="" type="checkbox"/>	[]	[]	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					93
A. The property is served by:					94
[] Public sewer system [<input checked="" type="checkbox"/> On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					95
[] Other disposal system					96
Please describe: <u>septic tank, drain field</u>					97
B. If public sewer system service is available to the property, is the house connected to the sewer main?	[]	<input checked="" type="checkbox"/>	[]	[]	98
If no, please explain: _____					99
<u>TW</u> <u>8/19/25</u>					100
SELLER'S INITIALS Date SELLER'S INITIALS Date					101

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
 (Continued)

	YES	NO	DON'T KNOW	N/A	150
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: _____					151
Electrical system, including wiring, switches, outlets, and service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152
Plumbing system, including pipes, faucets, fixtures, and toilets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	153
Hot water tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154
Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155
Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156
Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	157
Heating and cooling systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158
Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	159
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	160
*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)					161
Security System: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	162
Tanks (type): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	163
Satellite dish: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	164
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	165
*C. Are any of the following kinds of wood burning appliances present at the property?					166
(1) Woodstove? <u>Cook stove</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167
(2) Fireplace insert?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168
(3) Pellet stove?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169
(4) Fireplace? <u>w/in insert</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170
If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	171
D. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	172
E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller must equip the residence with carbon monoxide alarms as required by the state building code.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	173
F. Is the property equipped with smoke detection devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	174
(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.)					175
G. Does the property currently have internet service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	176
Provider: _____					177
6. HOMEOWNERS' ASSOCIATION/Common Interests					178
A. Is there a Homeowners' Association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	179
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: _____					180
B. Are there regular periodic assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	181
\$ _____ per <input type="checkbox"/> month <input type="checkbox"/> year					182
<input type="checkbox"/> Other: _____					183
*C. Are there any pending special assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	184
*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	185
7. ENVIRONMENTAL					186
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	187
*B. Does any part of the property contain fill dirt, waste, or other fill material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	188
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	189
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	190
*E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	191
*F. Has the property been used for commercial or industrial purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	192

TW 8/19/25
 SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
 (Continued)

	YES	NO	DON'T KNOW	N/A	208
*G. Is there any soil or groundwater contamination?	[]	[X]	[]	[]	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?	[]	[X]	[]	[]	211
*I. Has the property been used as a legal or illegal dumping site?	[]	[X]	[]	[]	212
*J. Has the property been used as an illegal drug manufacturing site?	[]	[X]	[]	[]	213
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	[]	[X]	[]	[]	214
8. LEAD BASED PAINT (Applicable if the house was built before 1978)				[X]	216
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					217
[] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). <u>None</u>					218
[] 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
[] 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
[X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					222
9. MANUFACTURED AND MOBILE HOMES					223
If the property includes a manufactured or mobile home,					224
*A. Did you make any alterations to the home?	[]	[]	[]	[X]	226
If yes, please describe the alterations: _____					227
*B. Did any previous owner make any alterations to the home?	[]	[]	[]	[X]	228
*C. If alterations were made, were permits or variances for these alterations obtained?	[]	[]	[]	[X]	229
10. FULL DISCLOSURE BY SELLERS					230
A. Other conditions or defects:					231
*Are there any other existing material defects affecting the property that a prospective buyer should know about? ... <u>Ground wire to shop, see below</u>	[X]	[]	[]	[]	232
B. Verification					233
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.					234
<u>Tommy Wiley</u> 8/19/25 Seller Date					235
<u>Earl Jack Ashbaugh</u> 8.19.25 Seller Date					236
<u>Tamara Henderson, as attorney in fact for</u>					237
<u>Earl & Darlene Ashbaugh</u> <u>Darlene Ashbaugh</u>					238
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).					239
#7-A. Only possible issue is outside wall to the downstairs room has slight water damage due to watering plants that were on the outside wall. Haven't watered outside wall for long time now.					242
5-A The electrical system for house, the bathroom wall heater doesn't work, the electrical box needs new door face plate, there is a outside outlet that needs replaced.					244
the ground wire that services the shop is buried about 6 to eight inches.					245
other wise electrical is good no issues					246

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

II. NOTICES TO THE BUYER 257

1. SEX OFFENDER REGISTRATION 258

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS. 259-261

2. PROXIMITY TO FARMING/WORKING FOREST 262

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT. 263-266

3. OIL TANK INSURANCE 267

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY INSURANCE AGENCY. 268-270

III. BUYER'S ACKNOWLEDGEMENT 271

1. BUYER HEREBY ACKNOWLEDGES THAT: 272

A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation. 273-274

B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party. 275-276

C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information. 277-278

D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller. 279

E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s). 280-281

F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*. 282

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Buyer Date Buyer Date

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER 294

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure. 295-296

Buyer Date Buyer Date

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

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement. 300-302

Buyer Date Buyer Date

8/19/25
TW. (Signature)

SELLER'S INITIALS Date SELLER'S INITIALS Date