

SELLER: Ellery and Heidi Lum

Seller

Seller

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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.

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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.

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NOTICE TO THE BUYER

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THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 38 Windy Ridge Lane, CITY Kettle Falls, STATE WA, ZIP 99141, COUNTY Ferry ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

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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.

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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.

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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.

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Seller [] is/ [x] is not occupying the Property.

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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.

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1. TITLE

A. Do you have legal authority to sell the property? If no, please explain

B. Is title to the property subject to any of the following?

(1) First right of refusal

(2) Option

(3) Lease or rental agreement

(4) Life estate?

*C. Are there any encroachments, boundary agreements, or boundary disputes?

*D. Is there a private road or easement agreement for access to the property?

*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?

*F. Are there any written agreements for joint maintenance of an easement or right-of-way?

*G. Is there any study, survey project, or notice that would adversely affect the property?

*H. Are there any pending or existing assessments against the property?

*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?

YES

NO

DON'T KNOW

N/A

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SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
(Continued)

	YES	NO	DON'T KNOW	N/A	
*J. Is there a boundary survey for the property?	☐	☐	☒	☐	54
*K. Are there any covenants, conditions, or restrictions recorded against the property?	☐	☒	☐	☐	55
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.					56-59
2. WATER					60
A. Household Water					61
(1) If yes, the source of water for the property is: ☐ Private or publicly owned water system ☒ Private well serving only the property * ☐ Other water system					62
*If shared, are there any written agreements?	☐	☐	☐	☒	63
* (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	☐	☒	☐	☐	64
* (3) Are there any problems or repairs needed?	☐	☒	☐	☐	65
(4) During your ownership, has the source provided an adequate year-round supply of potable water? .	☒	☐	☐	☐	66
If no, please explain: _____					67
* (5) Are there any water treatment systems for the property?	☐	☐	☒	☐	68
If yes, are they: ☐ Leased ☐ Owned					69
* (6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim?	☐	☒	☐	☐	70
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	☐	☐	☒	☐	71
* (b) If yes, has all or any portion of the water right not been used for five or more successive years? .	☐	☐	☒	☐	72
* (7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	☐	☒	☐	☐	73
B. Irrigation Water					74
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?	☐	☒	☐	☐	75
* (a) If yes, has all or any portion of the water right not been used for five or more successive years?	☐	☐	☒	☐	76
* (b) If so, is the certificate available? (If yes, please attach a copy.)	☐	☐	☒	☐	77
* (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	☐	☐	☒	☐	78
* (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? .	☐	☒	☐	☐	79
If so, please identify the entity that supplies water to the property: _____					80
C. Outdoor Sprinkler System					81
(1) Is there an outdoor sprinkler system for the property?	☐	☒	☐	☐	82
* (2) If yes, are there any defects in the system?	☐	☐	☐	☒	83
* (3) If yes, is the sprinkler system connected to irrigation water?	☐	☐	☐	☒	84
3. SEWER/ON-SITE SEWAGE SYSTEM					85
A. The property is served by:					86
☐ Public sewer system ☒ On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					87
☐ Other disposal system					88
Please describe: _____					89
B. If public sewer system service is available to the property, is the house connected to the sewer main?					90
If no, please explain: _____	☐	☐	☐	☒	91

8/21/2025 | 17:19 PDT 8/23/2025 | 11:40 PDT
SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER'S DISCLOSURE STATEMENT
IMPROVED PROPERTY
(Continued)

	YES	NO	DON'T	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?	☐	☒	☐	☐	102
D. If the property is connected to an on-site sewage system:			KNOW		103
*(1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?	☐	☐	☒	☐	104
(2) When was it last pumped? <u>2022</u>					105
*(3) Are there any defects in the operation of the on-site sewage system?	☐	☐	☒	☐	106
(4) When was it last inspected? _____			☒	☐	107
By whom: _____					108
(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms			☒	☐	109
E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?	☒	☐	☐	☐	110
If no, please explain: _____					111
*F. Have there been any changes or repairs to the on-site sewage system?	☐	☒	☐	☐	112
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	☒	☐	☐	☐	113
If no, please explain: _____					114
*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	☐	☐	☒	☐	115
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).					116
4. STRUCTURAL					117
*A. Has the roof leaked within the last 5 years?	☐	☒	☐	☐	118
*B. Has the basement flooded or leaked?	☐	☐	☐	☒	119
*C. Have there been any conversions, additions or remodeling?	☒	☐	☐	☐	120
*(1) If yes, were all building permits obtained?	☒	☐	☐	☐	121
*(2) If yes, were all final inspections obtained?	☐	☐	☒	☐	122
D. Do you know the age of the house?	☐	☐	☒	☐	123
If yes, year of original construction: _____					124
*E. Has there been any settling, slippage, or sliding of the property or its improvements?	☐	☒	☐	☐	125
*F. Are there any defects with the following: (If yes, please check applicable items and explain)	☐	☒	☐	☐	126
☐ Foundations ☐ Decks ☐ Exterior Walls					127
☐ Chimneys ☐ Interior Walls ☐ Fire Alarms					128
☐ Doors ☐ Windows ☐ Patio					129
☐ Ceilings ☐ Slab Floors ☐ Driveways					130
☐ Pools ☐ Hot Tub ☐ Sauna					131
☐ Sidewalks ☐ Outbuildings ☐ Fireplaces					132
☐ Garage Floors ☐ Walkways ☐ Siding					133
☐ Wood Stoves ☐ Elevators ☐ Incline Elevators					134
☐ Stairway Chair Lifts ☐ Wheelchair Lifts ☐ Other _____					135
*G. Was a structural pest or "whole house" inspection done?	☐	☐	☒	☐	136
If yes, when and by whom was the inspection completed? _____					137
H. During your ownership, has the property had any wood destroying organism or pest infestation?	☐	☒	☐	☐	138
I. Is the attic insulated?	☒	☐	☐	☐	139
J. Is the basement insulated?	☐	☐	☐	☒	140

SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
(Continued)

5. SYSTEMS AND FIXTURES

	YES	NO	DON'T KNOW	N/A	150
*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	☐	☒	☐	☐	152
Plumbing system, including pipes, faucets, fixtures, and toilets	☐	☒	☐	☐	153
Hot water tank	☐	☒	☐	☐	154
Garbage disposal	☐	☒	☐	☐	155
Appliances	☐	☒	☐	☐	156
Sump pump	☐	☒	☐	☐	157
Heating and cooling systems	☐	☒	☐	☐	158
Security system: ☐ Owned ☐ Leased	☐	☐	☐	☒	159
Other	☐	☐	☐	☒	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:	☐	☐	☐	☒	162
Tanks (type):	☐	☒	☐	☐	163
Satellite dish:	☐	☒	☐	☐	164
Other:	☐	☐	☐	☒	165
*C. Are any of the following kinds of wood burning appliances present at the property?					166
(1) Woodstove?	☒	☐	☐	☐	167
(2) Fireplace insert?	☐	☒	☐	☐	168
(3) Pellet stove?	☐	☒	☐	☐	169
(4) Fireplace?	☐	☒	☐	☐	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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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.)	☒	☐	☐	☐	173
F. Is the property equipped with smoke detection devices?	☒	☐	☐	☐	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?	☒	☐	☐	☐	176
Provider: Starlink					177

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

A. Is there a Homeowners' Association?	☐	☒	☐	☐	185
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: _____					186
B. Are there regular periodic assessments?	☐	☐	☐	☒	187
\$ _____ per ☐ month ☐ year					188
☐ Other: _____					189
*C. Are there any pending special assessments?	☐	☐	☐	☒	190
*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)?	☐	☐	☐	☒	191

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?	☐	☐	☒	☐	192
*B. Does any part of the property contain fill dirt, waste, or other fill material?	☐	☐	☒	☐	193
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	☐	☒	☐	☐	194
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	☐	☒	☐	☐	195
*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?	☐	☒	☐	☐	196
*F. Has the property been used for commercial or industrial purposes?	☐	☒	☐	☐	197

EWL 8/21/2025 | 17:19 PDT HL 8/23/2025 | 11:40 PDT

SELLER'S INITIALS Date SELLER'S INITIALS Date

	YES	NO	DON'T KNOW	N/A	208
					209
*G. Is there any soil or groundwater contamination?	[]	[x]	[]	[]	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?	[]	[]	[x]	[]	211 212
*I. Has the property been used as a legal or illegal dumping site?	[]	[x]	[]	[]	213
*J. Has the property been used as an illegal drug manufacturing site?	[]	[x]	[]	[]	214
*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	[]	[x]	[]	[]	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
[] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____					218 219
[x] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					220
B. Records and reports available to the Seller (check one below):					221
[] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____					222 223 224
[x] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					225
9. MANUFACTURED AND MOBILE HOMES					226
If the property includes a manufactured or mobile home,					227
*A. Did you make any alterations to the home?	[x]	[]	[]	[]	228
If yes, please describe the alterations: <u>window addition, garage addition, well addition</u>					229
*B. Did any previous owner make any alterations to the home?	[]	[]	[x]	[]	230
*C. If alterations were made, were permits or variances for these alterations obtained?	[x]	[]	[]	[]	231
10. FULL DISCLOSURE BY SELLERS					232
A. Other conditions or defects:					233
*Are there any other existing material defects affecting the property that a prospective buyer should know about?	[]	[x]	[]	[]	234 235
B. Verification					236
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					237 238 239 240
DocuSigned by: Ellery W.K. Luan 4094958A2C4E9463 8/21/2025 17:19 PDT Seller Date					241
DocuSigned by: Ariadi Luan 4094958A2C4E9463 8/23/2025 11:40 PDT Seller Date					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).					242 243
A. Added new window to master bedroom.					244
A. Added new garage structure.					245
A. Added new water well.					246
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SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY
 (Continued)

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

8/21/2025 | 17:19 PDT 8/23/2025 | 11:40 PDT
 SELLER'S INITIALS Date SELLER'S INITIALS Date