Form 17 Seller Disclosure Statement Rev. 8/21 Page 1 of 6

## SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

 $\checkmark$ 

53

5						
SELLER	: David Landreth	Shellie Landreth				
dwellings	sed in transfers of improved residential real property, inclusion a residential common interest community not subject to a statement, certain timeshares, and manufactured and mobile h	ding residential dwellings up to four public offering statement, condominiu	ms not	t subje	ect to a p	
Please c "NA." If the quest statement	CTIONS TO THE SELLER complete the following form. Do not leave any spaces blank he answer is "yes" to any asterisked (*) item(s), please exp tion(s) when you provide your explanation(s). For your pro nt and each attachment. Delivery of the disclosure statem e agreed, after mutual acceptance of a written purchase and	lain on attached sheets. Please refe tection you must date and initial eac ent must occur not later than five (	r to the h page 5) busi	e line e of th ness	number	(s) of osure
NOTICE	TO THE BUYER					
THE FOL	LOWING DISCLOSURES ARE MADE BY THE SELLER A	BOUT THE CONDITION OF THE PR	OPER <sup>.</sup>	TY LC	CATED	AT
116 W	Trappers Loop	, CITY <b>Chewelah</b>				,
	<u>wa</u> , ZIP <u>99109</u> , COUNTY <u>stevens</u> Y DESCRIBED ON THE ATTACHED EXHIBIT A.	("TH	E PRO	OPER	TY") OF	r as
ON SEL STATEM THE DAY BY DELI <sup>N</sup> SELLER	MAKES THE FOLLOWING DISCLOSURES OF EXISTING M LER'S ACTUAL KNOWLEDGE OF THE PROPERTY A ENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN Y SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOS VERING A SEPARATELY SIGNED WRITTEN STATEMENT DOES NOT GIVE YOU A COMPLETED DISCLOSURE STA O OR AFTER THE TIME YOU ENTER INTO A PURCHASE A	AT THE TIME SELLER COMPLET IN WRITING, YOU HAVE THREE (3) SURE STATEMENT TO YOU TO RES OF RESCISSION TO SELLER OR S TEMENT, THEN YOU MAY WAIVE T	ES TH BUSIN CIND ELLER	HIS E ESS THE / S AC	DISCLOS DAYS F AGREEM GENT. IF	SURE ROM 1ENT THE
LICENSE	LLOWING ARE DISCLOSURES MADE BY SELLER AND A EE OR OTHER PARTY. THIS INFORMATION IS FOR DISC ITTEN AGREEMENT BETWEEN BUYER AND SELLER.					
TO OBT/ WITHOU BUILDIN THE PROPER	MORE COMPREHENSIVE EXAMINATION OF THE SPECI AIN AND PAY FOR THE SERVICES OF QUALIFIED EXPE IT LIMITATION, ARCHITECTS, ENGINEERS, LAND G INSPECTORS, ON-SITE WASTEWATER TREATMEN OSPECTIVE BUYER AND SELLER MAY WISH TO OBT RTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A , INSPECTION, DEFECTS OR WARRANTIES.	RTS TO INSPECT THE PROPERTY SURVEYORS, PLUMBERS, ELEC T INSPECTORS, OR STRUCTURA AIN PROFESSIONAL ADVICE OR	, WHIC TRICI L PES	CH MA ANS, ST IN ECTIC	AY INCLO ROOF SPECTO	JDE, ERS, DRS. THE
		Seller 🖬 is / 🗆 is not	occupy	ying t	he Prop	erty.
I. SELLE	ER'S DISCLOSURES:					
	answer "Yes" to a question with an asterisk (*), please ex			f avai	lable an	d not
otherw	vise publicly recorded. If necessary, use an attached sheet.		YES	NO	DON'T	N/A
1. TIT	LE		0	ne	KNOW	
Α.	Do you have legal authority to sell the property? If no, plea	se explain	🔽			
*B.						
	(1) First right of refusal					
	(2) Option					
	<ul><li>(3) Lease or rental agreement</li></ul>					
*C	Are there any encroachments, boundary agreements, or bo					
	Is there a private road or easement agreement for access t					
	Are there any rights-of-way, easements, or access limitatio				-	-
L.	the property?				~	
*F.	Are there any written agreements for joint maintenance of a	an easement or right-of-way?	🗖			
*G.	Is there any study, survey project, or notice that would adv	ersely affect the property?	🗖		~	
*H.	Are there any pending or existing assessments against the	property?	ロ			
* .	Are there any zoning violations, nonconforming uses, or ar	v unusual restrictions on the				

SL	12/10/2024
SELLER'S INITIALS	Date

Rev. 8	<sup>.</sup> Disc 8/21	closure Statement	ELLER DISCLOSURE STATEMENT IMPROVED PROPERTY	Northwest M	lultiple	ght 2021 Listing S RESER\		
Page	2 of	6	(Continued)	YES	NO	DON'T	N/A	54
	* 1	le there a become le mais avant de la there avant				KNOW		55
			roperty?					56
	r.	-	, or restrictions recorded against the property?					57
		or other protected class were voided law allows for the illegal language to	deed restrictions based on race, creed, sexual orienta I by RCW 49.60.224 and are unenforceable. Washing be struck by bringing an action in superior court or by ant modification document. Many county auditor websits on this process.	ton / the				58 59 60 61 62
2.	WA	TER						63
	Α.	Household Water						64
			berty is: Private or publicly owned water system subject property * Other water system					65 66
		*If shared, are there any written	agreements?				~	67
			or unrecorded) for access to and/or maintenance of t					68 69
		*(3) Are there any problems or repai	irs needed?					70
		.,	ource provided an adequate year-round supply of potable v					71 72
			ystems for the property?					73
		If yes, are they: 🛛 Leased 🗳 C						74
			e property associated with its domestic water supply, te, or claim?					75 76
			mit, certificate, or claim been assigned, transferred, or cha	-			~	77
		.,	f the water right not been used for five or more successive	-			~	78
		*(7) Are there any defects in the ope	eration of the water system (e.g. pipes, tank, pump, etc	c.)? 🗖				79
	В.	Irrigation Water						80
		(1) Are there any irrigation water rig	ghts for the property, such as a water right permit,					81 82
			n of the water right not been used for five or more					83
								84
			able? (If yes, please attach a copy.)					85
		.,	hit, certificate, or claim been assigned, transferred, or chan	-			~	86
			n water from a ditch company, irrigation district, or other er nat supplies water to the property:	ntity? 🗖	~			87 88
								89
	C.	Outdoor Sprinkler System						90
			stem for the property?					91
		.,	he system?					92
		*(3) If yes, is the sprinkler system co	onnected to irrigation water?	🗖				93
2	951	WER/ON-SITE SEWAGE SYSTEM						04
э.	-	The property is served by:						94 95
	73.		wage system (including pipes, tanks, drainfields, and all	other compo	nent p	arts)		96
		Other disposal system				,		97
		Please describe:		_				98
	В.	the sewer main?	ailable to the property, is the house connected to					99 100
		If no, please explain:		_				101
<i>DL</i> Sell	.ER's		SELLER'S INITIALS Date					

# DigiSign Verified - 797ca14f-502d-4aa9-b834-eff68b46e3d1

Form 17 Seller Disc Rev. 8/21 Page 3 of 6		Northwest M	lultiple	ght 2021 Listing S RESER\		
r age 5 or i	(Continued)	YES	NO	DON'T	N/A	102
*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?					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?					106 107
	(2) When was it last pumped? _03/15/2022					108
	*(3) Are there any defects in the operation of the on-site sewage system?					109
	<ul><li>(4) When was it last inspected?</li></ul>		_			110
	By whom:	-			-	111
	<ul> <li>(5) For how many bedrooms was the on-site sewage system approved? bedrooms</li> </ul>	-				112
E.	Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site					113
	sewage system? If no, please explain:	······ ·				114 115
* -				-		
	Have there been any changes or repairs to the on-site sewage system?			2		116
G.	Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?					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?		V			120 121
WHICH (STRU	E: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED F I HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUI CTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES).					122 123 124
	RUCTURAL					125
	Has the roof leaked within the last 5 years?					126
*B.	Has the basement flooded or leaked?					127
*C.	Have there been any conversions, additions or remodeling?					128
	*(1) If yes, were all building permits obtained?					129
	*(2) If yes, were all final inspections obtained?					130
	Do you know the age of the house? If yes, year of original construction: _2008	_				131 132
*E.	Has there been any settling, slippage, or sliding of the property or its improvements?		V			133
*F.	Are there any defects with the following: (If yes, please check applicable items and explain)         Foundations       Decks       Exterior Walls         Chimneys       Interior Walls       Fire Alarms         Doors       Windows       Patio         Ceilings       Slab Floors       Driveways         Pools       Hot Tub       Sauna         Sidewalks       Outbuildings       Fireplaces         Garage Floors       Walkways       Siding         Wood Stoves       Elevators       Incline Elevators         Stairway Chair Lifts       Wheelchair Lifts       Other					134 135 136 137 138 139 140 141 142 143
*G.	Was a structural pest or "whole house" inspection done? If yes, when and by whom was the inspection completed?					144 145 146
H.	During your ownership, has the property had any wood destroying organism or pest infestation?	·				147
	Is the attic insulated?					148
	Is the basement insulated?					149

Form 17 Seller Dis Rev. 8/2 <sup>-</sup>	isclosure Statement IMPROVED PROPERTY	Northwest N	/ultiple	ght 2021 Listing So RESERV		
Page 4 o	of 6 (Continued)			DONT		
5. S)	YSTEMS AND FIXTURES	YES	NO	don't Know	N/A	150 151
	A. If any of the following systems or fixtures are included with the transfer, are there ar lf yes, please explain:	ny defects?				152 153
	Electrical system, including wiring, switches, outlets, and service					154
	Plumbing system, including pipes, faucets, fixtures, and toilets					155
	Hot water tank		~			156
	Garbage disposal					157
	Appliances Sump pump					158 159
	Heating and cooling systems					160
	Security system: 🔲 Ówned 🛛 Leased					161
	Other					162
*B	<ol> <li>If any of the following fixtures or property is included with the transfer, are they leas (If yes, please attach copy of lease.)</li> </ol>	ed?				163 164
	Security System:		~			165
	Tanks (type):					166
	Satellite dish:					167
						168
*C	C. Are any of the following kinds of wood burning appliances present at the property?					169
	<ul><li>(1) Woodstove?</li></ul>	L				170 171
	(3) Pellet stove?					172
	(4) Fireplace?					173
	If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environm	nental				174
	Protection Agency as clean burning appliances to improve air quality and public health?				~	175
D	D. Is the property located within a city, county, or district or within a department of natu					176
	resources fire protection zone that provides fire protection services?					177
E	E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27					178
- -	must equip the residence with carbon monoxide alarms as required by the state building	- ,				179 180
F	F. Is the property equipped with smoke detection devices?					181
	detection device, at least one must be provided by the seller.)	SITIONC				182
G.						183
_	Provider: Spectrum	_				184
6 Н(	OMEOWNERS' ASSOCIATION/COMMON INTERESTS					185
	A. Is there a Homeowners' Association?					186
,,	Name of Association and contact information for an officer, director, employee, or other agent, if any, who may provide the association's financial statements, minutes, bylaws, t	authorized	-	-	-	187 188
	and other information that is not publicly available: Chewelah Golf & Country					189
В	3. Are there regular periodic assessments?	🔽				190
	\$_ <b>\$3,115</b> per 🗅 month 🗹 year					191
	□ Other:					192
	C. Are there any pending special assessments?		~			193
*D	D. Are there any shared "common areas" or any joint maintenance agreements (faciliti such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas		_			194 195
	co-owned in undivided interest with others)?					196
	NVIRONMENTAL					197
*A	A. Have there been any flooding, standing water, or drainage problems on the property that effect the property or access to the property?					198
*D	that affect the property or access to the property?					199 200
	C. Is there any material damage to the property from fire, wind, floods, beach moveme		V			
C	earthquake, expansive soils, or landslides?					201 202
D	D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?					203
*E	E. Are there any substances, materials, or products in or on the property that may be envir concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or che	emical	_			204 205
	storage tanks, or contaminated soil or water?					206
*F	F. Has the property been used for commercial or industrial purposes?		$\checkmark$			207

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Seller Disclosure Statement
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## SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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age 5 of	6 (Continued)					
		YES	NO	Don't Know	N/A	20 20
*G.	Is there any soil or groundwater contamination?					21
*H.	Are there transmission poles or other electrical utility equipment installed, maintained, or					21
	buried on the property that do not provide utility service to the structures on the property	?□	~			21
*1.	Has the property been used as a legal or illegal dumping site?		~			21
*J.	Has the property been used as an illegal drug manufacturing site?		2			21
*K.	Are there any radio towers in the area that cause interference with cellular telephone reception	on?□				21
8. LE	AD BASED PAINT (Applicable if the house was built before 1978).					21
Α.	Presence of lead-based paint and/or lead-based paint hazards (check one below):					21
	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).	9				21 21
	<ul> <li>Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the</li> </ul>	- housina.				22
В.	Records and reports available to the Seller (check one below):	5				22
	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 be					22 22
		/				22
	<ul> <li>Seller has no reports or records pertaining to lead-based paint and/or lead-based paint h</li> </ul>	- hazarde in the l	oueir			22
			lousii	ıg.		
						22
	ne property includes a manufactured or mobile home,					22 22
"A.	Did you make any alterations to the home? If yes, please describe the alterations:				~	22
*B	Did any previous owner make any alterations to the home?	-				223
	If alterations were made, were permits or variances for these alterations obtained?					23
			_	_	-	
	LL DISCLOSURE BY SELLERS					23
A.	• Other conditions or defects: *Are there any other existing material defects affecting the property that a prospective					23 23
	buyer should know about?					23 23
Β.	. Verification The foregoing answers and attached explanations (if any) are complete and correct to the Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real esta against any and all claims that the above information is inaccurate. Seller authorizes real est copy of this disclosure statement to other real estate licensees and all prospective buyers of	ate licensees l state licensees	narmle	ess from	and	23 23 23 23 23 23
	David Landreth Seller Date Seller Seller			12/10/2024		24
				12/10/2024		

If the answer is "Yes" to any asterisked (\*) items, please explain below (use additional sheets if necessary). Please refer to the line 242 number(s) of the question(s). 243

Line 57 - CGCC has CCR244Line 196 - Tract B of lot is fairway245Line 235 - Have subcontractor lined up to perform exterior house trim repair and paint in246various locations, he will also repair and paint a small section of a laminate beam for the247outer deck support damaged from errant sprinkler.248249

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

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### **II. NOTICES TO THE BUYER**

#### 1. SEX OFFENDER REGISTRATION

258 INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT 259 AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT 260 AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS. 261

#### 2. PROXIMITY TO FARMING/WORKING FOREST

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN 263 CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST 264 265 INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED 266 UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

#### 3. OII TANK INSURANCE

SELLER'S INITIALS

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES 268 AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY 269 270 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 273 utilizing diligent attention and observation. 274
- Β. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and 275 not by any real estate licensee or other party. 276
- C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information 277 provided by Seller, except to the extent that real estate licensees know of such inaccurate information. 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
- F Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has 280 received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s). 281
- If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet Protect Your Family From Lead in Your Home. 282 F.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S 283 ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER 284 AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY 285 SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY 286 DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU 287 MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT. 288

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES 289 THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE 290 LICENSEE OR OTHER PARTY. 291

Buyer	Date	Buyer	Date
BUYER'S WAIVER OF RIGHT	TO REVOKE OFFER		
Buyer has read and reviewed t waives Buyer's right to revoke			ver approves this statement and
Buyer	Date	Buyer	Date
BUYER'S WAIVER OF RIGHT	TO RECEIVE COMPLETED S	ELLER DISCLOSURE STATE	MENT
	TO RECEIVE COMPLETED S Buyer's right to receive a com		
	suyer's right to receive a com	pleted Seller Disclosure State	ment. Buyer waives that right
Buyer has been advised of B	Buyer's right to receive a com of the questions in the section	oleted Seller Disclosure State entitled "Environmental" would	ment. Buyer waives that right
Buyer has been advised of B However, if the answer to any	Buyer's right to receive a com of the questions in the section	oleted Seller Disclosure State entitled "Environmental" would	ment. Buyer waives that right
However, if the answer to any	Buyer's right to receive a com of the questions in the section	oleted Seller Disclosure State entitled "Environmental" would	ment. Buyer waives that right

Date

SELLER'S INITIALS

Date

Form 22K Identification of Utilities Addendum Rev. 3/21 Page 1 of 1

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

	• <u> </u>	("D "
between	Buyer	("Buyer"
,		<i>"</i> ••••••
and David Landreth	Shellie Landreth	("Seller"
Seller	Seller	
concerning <u>116 W Trappers Loo</u>	p, Chewelah, WA 99109	(the "Property")
		State Zip
	Seller request the Closing Agent to administe	
	charges, if any, affecting the Property. The n	ames and addresses of all utilities
providing service to the Property an	id having lien rights are as follows:	
WATER DISTRICT:	NA	NA
	Name	e-mail or website (optional
	NA	
	Address	
	NA	NA
	City, State, Zip	Fax. No. (optional)
SEWER DISTRICT:	NA	NA
-	Name	e-mail or website (optional
	NA	
	Address	
	NA	NA
	City, State, Zip	Fax. No. (optional
IRRIGATION DISTRICT:	NA	NA
	Name	e-mail or website (optional
	NA	
	Address	
	NA	NA
	City, State, Zip	Fax. No. (optional
GARBAGE:	NA	NA
	Name	e-mail or website (optional
	NA	
	Address	
		NA
	City, State, Zip	Fax. No. (optional)
ELECTRICITY:		NA
	Name	e-mail or website (optional
	NA Address	
		22
	NA City, State, Zip	NA Fax. No. (optional
GAS:	NA	rax. No. (optional) NA
040.	Name	e-mail or website (optional
	NA	
	Address	
	NA	NA
	City, State, Zip	Fax. No. (optional
SPECIAL DISTRICT(S):	NA	NA
(local improvement districts or	Name	e-mail or website (optional
utility local improvement districts)	NA	
, , , , , , , , , , , , , , , , , , , ,	Address	
	NA	NA
	City, State, Zip	Fax. No. (optional)

Fax. No. (optional)

29 If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) 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

				DL	12/10/2024	SL	12/10/2024
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date