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SELLER DISCLOSURE STATEMENT **IMPROVED PROPERTY**

SE	LLER: Carla Krona						1		
dw	Seller To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, wellings in a residential common interest community not subject to a public offering statement, condominiums not subject to a public ffering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for further information.								
Ple "N/ the sta	STRUCTIONS TO THE SELLER case complete the following form. Do not leave any spaces blank. If the question clearly does not a A." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please re e question(s) when you provide your explanation(s). For your protection you must date and initial e attement and each attachment. Delivery of the disclosure statement must occur not later than five herwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer as	efer to ach p (5) b	the ling age of usines	ne num f this di	ber(sclo	s) of sure	7 8		
NO	OTICE TO THE BUYER						11		
ST	IE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE 1474 Evans Cutoff Rd ATE WA, ZIP 99126, COUNTY (" GALLY DESCRIBED ON THE ATTACHED EXHIBIT A.	Eva	ıns	LOCA		· ,	13		
ON STA THI BY SEI	LLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DE SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLE ATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3 IE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESELVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE STORY OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.	TES B) BUS ESCIN SELL	THIS SINES ID THI ER'S	DISCL S DAY: E AGRE AGENT	OSI S FF EM	JRE ROM ENT THE	16 17 18 19 20		
LIC	E FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATION CENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTE IY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.								
TO WIT BU THI PR	OR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPE OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERT THOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELE VILLDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTUFE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OF COPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM OVICE, INSPECTION, DEFECTS OR WARRANTIES.	Y, WHECTRI RAL F RAL F	IICH I CIAN: PEST PECT	MAY IN S, RO INSPE	CLU OFE OTO OF	IDE, RS, RS. THE	27 28 29 30		
	Seller 🔀] is/ [] is not d	occup	ying	he Pro	per	ty.	33		
.	SELLER'S DISCLOSURES: *If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach docu otherwise publicly recorded. If necessary, use an attached sheet.						36		
1.	TITLE	YES	NO	DON'T		I/A	37 38		
	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?	$[\times]$	[]	[]	[]	39 40		
	(1) First right of refusal	[]	[X] [X] [X]]	41 42 43 44 45 46 47		
	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	[]	XXXX	[]]]	48 49 50 51 52		
SEL	property that would affect future construction or remodeling?	[]	[×]	[]	[]	53		

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(Continued)

			YES	S NO	DON'T	N/A	54
	* 1	1-0			KNOW		55
		Is there a boundary survey for the property?		[] [[%]	[]	[r] 56] 57
		NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation,		ı ı» J	L J	L	, 58
		or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington					59
		law allows for the illegal language to be struck by bringing an action in superior court or by the					60
		free recording of a restrictive covenant modification document. Many county auditor websites					61
		provide a short form with instructions on this process.					62
2.	WΔ	ATER					63
	A.	Household Water					64
		(1) If yes, the source of water for the property is: [] Private or publicly owned water system					65
		[] Private well serving only the property * [] Other water system					66
		*If shared, are there any written agreements?	[X]	[]	[]	[67
		*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the					68
		water source?	$[\times]$	[]	[]	[]	69
				[>d]	[]		70
			[X]	[]	[]	[]	71
		If no, please explain:					72
		*(5) Are there any water treatment systems for the property?	[]		[]		73
		If yes, are they: [] Leased [] Owned					74
		*(6) Are there any water rights for the property associated with its domestic water supply, such					75
		as a water right permit, certificate, or claim?					76
				[]		[%]	
		*(b) If yes, has all or any portion of the water right not been used for five or more successive years? *(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?			l J	[X]	
	D		l j	LJ	[]		79
	D.	Irrigation Water (1) Are there any irrigation water rights for the present would be a supplied to the present of the present					80
		(1) Are there any irrigation water rights for the property, such as a water right permit,	, ,				81
		certificate, or claim?	L	₩]	LJ	[]	82
		successive years?	F 1	г 1	<i>r</i> 3	Pw . 1	83
		*(b) If so, is the certificate available? (If yes, please attach a copy.)			[]	[X]	٠.
		*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed?.			[]		85
				-	[]	[天]	86
		*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies water to the property:	l J	K1	[]	LJ	87
		in 30, please identity the entity that supplies water to the property:					88
	_	Outdoor Control of the Control					89
	C.	Outdoor Sprinkler System (1) In there are outdoor sprinkler quaters for the property 2					90
		(1) Is there an outdoor sprinkler system for the property?				[]	91
		*(2) If yes, are there any defects in the system?		[2]	l J		92
2	CEV		l J		[]	l j	93
3.		WER/ON-SITE SEWAGE SYSTEM					94
	Α.	The property is served by:					95
		[] Public sewer system [X] On-site sewage system (including pipes, tanks, drainfields, and all oth [] Other disposal system	ner co	ompone	ent parts)	96
							97
		Please describe: Drain Feeld gravity - Flow Septic					98
	ರ.	If public sewer system service is available to the property, is the house connected to	_	_			99
		the sewer main?	[]	D<1	[]	[]	100
Λ	and a	10/02/24					101
SFI	I FR'	S INITIALS Date SELLER'S INITIALS Date					
		Date Determined Date					

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*C. Is the property	y subject to any sewage system fees or charges in addition to those covered	YE	3	NO	KN	N'T OW	N/A
in your regula	rly billed sewer or on-site sewage system maintenance service?	[]	\mathbb{K}	[]	[]
	is connected to an on-site sewage system:						
	ermit issued for its construction, and was it approved by the local health						
	ent or district following its construction?	[]	[]		(]	[]
	as it last pumped? ให้งาน Know						
	any defects in the operation of the on-site sewage system?	[]	$[\times]$	I]	[]
, ,	as it last inspected? Knew					Q	[]
By whom							
	many bedrooms was the on-site sewage system approved? 3 bedrooms				[]	[]
	ing fixtures, including laundry drain, connected to the sewer/on-site						
	m?	[X]	[]	[]	[]
	explain;						
	een any changes or repairs to the on-site sewage system?	[]	[]	[>	<]	[]
	sewage system, including the drainfield, located entirely within the		_		_	_	_
	the property?	X]	[]	[]	[]
	explain:						
	te sewage system require monitoring and maintenance services more frequently				_	-	
	ear?	-	_		Į	1	[]
TICE: IF THIS RE	SIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR	N	E۷	v co	NST	RUC	CTION
RUCTURAL) OR IT	BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUEST TEM 5 (SYSTEMS AND FIXTURES).	101	VS	LIST	ED I	N IT	EM 4
OTDUOTUDAL							
*A. Has the roof le	eaked within the last 5 years?	[]		. [1	[]
*B. Has the baser	ment flooded or leaked?	[]	Dej C	[[[]	[]
*A. Has the roof le *B. Has the baser *C. Have there be	ment flooded or leaked?	[]		[]	[] []
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*A. Has the roof le *B. Has the baser *C. Have there be *(1) If yes, we *(2) If yes, we C. Do you know to If yes, year of *E. Has there bee *F. Are there any co [] Foundation [] Chimneys [] Doors [] Ceillings [] Pools [] Sidewalks [] Garage Fi [] Wood Sto [] Stairway Co *G. Was a structur If yes, when and	ment flooded or leaked? seen any conversions, additions or remodeling? see all building permits obtained? see all final inspections obtained? stree all building permits obtained? stree all buildings permits obtained? stree all building permits obtained? stree all final inspection obtained. stree all final inspection obtai]		
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(Continued)

*A If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, pelase explain: Electrical system, including wing, switches, outlets, and service. Plenting system, including pleps, faucels, fixtures, and foliets Plenting system, including pleps, faucels, fixtures, and foliets Hot vater tank. Garbage disposal. Sump pump Hoading and cooling systems. Security system: Characteristics Tanks (typo): Settletie dish: Other: Characteristics Characteristics Characteristics Characteristics Security System: Security Systems: Security System: Sec	5.	SYSTEMS AND FIXTURES	ΥŁ	:5	NO			N	A	150
If yes, please explain:	J,					ΚN	IOW			
Electrical system, including wining, switches, outlets, and service. Phumbing system, including pipes, faucets, fixtures, and toilets. Hot water tank. Garbage disposal. Appliances. Sump pump. Heating and cooling systems. Security system: [] Owned [] Leased. Other Security system: [] Owned [] Leased. Security system: [] Owned [] Leased. Other Security system: [] Owned [] Leased. Security system: [] Owned [] Leased. Security system: [] [] [] [] [] [] [] [] [] [] [] [] []										
Plumbling system, including pipes, faucets, fixtures, and toilets.		n yes, piease explain.	r	7	ъ. ч	,	7	r	7	
Hot water tank.		Plumbing system, including willing, Switches, Outlets, and Service	Ĺ]		Į]	Ļ]	
Garbage disposal		Hot water tank	Ĺ]		L	-	Ĺ	j	
Appliances Sump pump Heating and cooling systems		Cowhara dianact	Į	Ţ	XI	Ĺ	j		-	
Sump pump		Garbage disposal	Ĺ]		l]	_	N	
Heating and cooling systems		Appliances	[]	$[\times]$	[]	-	-	
Security system:] Owned Leased		Sump pump	[]	[]	[]	D	<]	
Other 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 Security System Tanks (type): Satellite dish: Other: Other: Other: Other: Other: Other: Other: (1) Wodstove? (1) Wodstove? (2) Fireplace insert? (3) Pellet stove? (4) Fireplace? Fireplace insert? (4) Fireplace? Froylet or property calculated within a city, county, or district or within a department of natural resources fire protection services? E. Is the property located within a city, county, or district or within a department of natural resources fire protection services? E. Is the property equipped with carbon monoxide alarms as required by the state building code.) F. Is the property equipped with carbon monoxide alarms as required by the state building code.) Characterist of the property equipped with and contact information for an officer, director, employee, or other authorized alere for the regular protection assessments? A. Is there a Homeowners' Association? A. Is there a Homeowners' Association? A. Is there a Homeowners' Association? B. Are there regular periodic assessments? D. Are there eny bending special assessments? D. Are there any pending special assessments? ENVIRONMENTAL A. Have there been any flooding, standing water, or drainage problems on the property entity and guild interests. ENVIRONMENTAL A. Have there been any flooding, standing water, or drainage problems on the property that affect the property contain fill dirt, waste, or other fill material? C. List there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas coowned in undivided interest with others)? ENVIRONMENTAL A. Have there been any flooding, standing water, or drainage problems on the property that affect the property contain fill dirt, waste, or other fill material? C. Les there any substances, materials, or products in or on th		Heating and cooling systems	[J	[X]	[]	[]	
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concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?			[]	[X]	[]	[]	
storage tanks, or contaminated soil or water?										204
*F. Has the property been used for commercial or industrial purposes?										205
Ch 10/02/24		storage tanks, or contaminated soil or water?	[]		[]	[]	206
Ch 10/02/24			[]	[X]	[]	[]	207
	(1	L 1002/04								
	SFI									

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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

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(Continued)

		YE	ES	NO		T'N'	N/A	208 209
	*G. Is there any soil or groundwater contamination?	ſ]	$\mathbb{C}(X)$	ſ	1	[]	210
	*H. Are there transmission poles or other electrical utility equipment installed, maintained, or	٠	•	1.ji - 3	•	-		211
	buried on the property that do not provide utility service to the structures on the property?	[]	[X]	ſ]	[]	212
	*I. Has the property been used as a legal or illegal dumping site?	[]	D()	[i	[]	213
	*J. Has the property been used as an illegal drug manufacturing site?	Ī	1	ίχi	ſ	ĺ	ſ 1	214
	*K. Are there any radio towers in the area that cause interference with cellular telephone reception?	Ī	1	ίχi	ſ	1	[]	215
8.	LEAD BASED PAINT (Applicable if the house was built before 1978)	•	•	-1 / 1	٠	•	r 1	
	A. Presence of lead-based paint and/or lead-based paint hazards (check one below):						I I	216
	[] Known lead-based paint and/or lead-based paint hazards are present in the housing							217
	(explain).							218
	[X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housi							219
	B. Records and reports available to the Seller (check one below):	ng.						220
	[] Seller has provided the purchaser with all available records and reports pertaining to							221
	lead-based paint and/or lead-based paint hazards in the housing (list documents below).							222
	lead-based paint and/or lead-based paint hazards in the housing (list documents below).							223
	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint ha		:	n Ala-	.	-:		224
^	•	zarc	15 1	n me	nous	sing.		225
9.	MANUFACTURED AND MOBILE HOMES							226
	If the property includes a manufactured or mobile home,						2/	227
	*A. Did you make any alterations to the home?	[]	[]	[]	[X]	228
	If yes, please describe the alterations:							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?	[]	[]	[]	W	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?	[]	ĺΧI	[]	[]	235
	B. Verification			, /				
	The foregoing answers and attached explanations (if any) are complete and correct to the best	of	Se	ller's k	nov	/ledg	e and	236 237
	Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate lice	ense	ees	harm	nless	froi	n and	238
	against any and all claims that the above information is inaccurate. Seller authorizes real estate li	cen	see	s, if a	ny, t	o de	liver a	239
	copy of this disclosure statement to other real estate licensees and all prospective buyers of the	e pr	ope	erty.				240
	Carla Krone 10/02/24							241
	Seller Seller				Da	te		
	Carla Krona							
If th	ne answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessa	rv)	Ple	ease r	efer	to th	e line	242
nur	mber(s) of the question(s).	,,,			0.0.			243
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	-D See little						····	244
							-	245
7	-A & 2 See Title							246
	- A # 2 See Title						***************************************	247
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SELLER DISCLOSURE STATEMENT **IMPROVED PROPERTY**

(Continued)

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Account &	NO	TICES TO THE BUYER	257
	4 .	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.	259 260 261
	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.	263 264 265 266
	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.	267 268 269 270
Bookers SPRACES	BU'	YER'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
ACT AND SEL DEL MAY BUY THA	TUAL SE LER IVEI W/ ER T T	SURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER ELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY. OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY RING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU KIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT. HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES HE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE	283 284 285 286 287 288 289 290 291
LIUI	LINO	EE OR OTHER PARTY.	292
	Buye	Date Buyer Date	293
	YER'S WAIVER OF RIGHT TO REVOKE OFFER er has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and res Buyer's right to revoke Buyer's offer based on this disclosure.	294 295 296	
	Buye	Date Buyer Date	297 298
	Buy How	YER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT er has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. rever, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive receipt of the "Environmental" section of the Seller Disclosure Statement.	299 300 301 302
	Buye	Date Buyer Date	303 304
SELI	ER'S	10/62/24 SINITIAL'S Date SELLER'S INITIALS Date	