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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

SELLER: Scott Stickney, Vicki Stickney

 Seller
 Seller

 To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, 2 dwellings in a residential common interest community not subject to a public offering statement, condominiums not subject to a public 3 offering statement, certain timeshares, and manufactured and mobile homes. See RCW Chapter 64.06 for further information.

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 6 "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of 7 the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure 8 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. 10

NOTICE TO THE BUYER

THE FOLL	OWING	DISCLC	SURES ARE	MADE BY TH	HE SELLER ABOUT THE CONDITIC	N OF THE PROPERTY LOCATED AT	12
			6020 Y Ent	erprise Rd	, CITY	Fruitland	13
STATE	WA	, ZIP	99129	, COUNTY	Stevens	("THE PROPERTY") OR AS	5 14
LEGALLY	DESCR	IBED ON	I THE ATTAC	HED EXHIBIT	ГА.		15

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED 16 ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE 17 STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM 18 THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT 19 BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE 20 SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND 21 PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT. 22

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE 23 LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF 24 ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER. 25

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED 26 TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, 27 WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, 28 BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. 29 THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE 30 PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY 31 ADVICE, INSPECTION, DEFECTS OR WARRANTIES. 32

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

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 35 otherwise publicly recorded. If necessary, use an attached sheet. 36

		YES	NO	דיאסם	N/A	37
1.	TITLE	123	NO	KNOW	11/4	38
	A. Do you have legal authority to sell the property? If no, please explain	[X]	[]	[]	[]	39
	*B. Is title to the property subject to any of the following?					40
	(1) First right of refusal	[]	[X]	[]	[]	41
	(2) Option	[]	[x]	[]	[]	42
	(3) Lease or rental agreement		[X]	[]	[]	43
	(4) Life estate?		[x]	[]	[]	44
	*C. Are there any encroachments, boundary agreements, or boundary disputes?			[]	[]	45
	*D. Is there a private road or easement agreement for access to the property?	[x]	[]	[]	[]	46
	*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of					47
	the property?		[X]	[]	[]	48
	*F. Are there any written agreements for joint maintenance of an easement or right-of-way?			[]	[]	49
	*G. Is there any study, survey project, or notice that would adversely affect the property?			[]	[]	50
	*H. Are there any pending or existing assessments against the property?	IJ	[X]	IJ	LI	51
	*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the					52
SS	4/10/2025 18:13 PDT 4/11/2025 05:28 PDT	[]	[X]	[]	[]	53
SEL	LER'S INITIALS Date SELLER'S INITIALS Date					

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SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY (Continued)

$ \begin{array}{c} \text{If no, please explain:} \\ 4/10/2025 18:13 \text{ PDT} \\ SS \\ \end{array} $ 101				YE	S	NO		N'T	N/A	54
*K. Are there any covenants, conditions, or restrictions recorded against the property? [] [X] [] [] 57 NOTICE TO BUYER: Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by DKOW 49.60.224 and are unerforceable. Washington 169 58 iaw 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. 62 2. WATER 63 A. Household Water 64 (1) If yes, the source of water for the property is [] Private or publicly owned water system [1] Private well serving only the property if [] Other water system [1] [] [] [] [] [] [] [] [] [] [] [] [] []		* 1					KN	ow		
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 58 or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington 59 item allow allows for the itegal language to be struck by bringing an action in superior out or by the growide a short form with instructions on this process. 62 2. WATER 63 A. Household Water 63 (1) If yes, the source of water for the property is: [] Private or publicly owned water system 64 (1) If yes, the source of water for the property is: [] Private or publicly owned water system 65 "(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? [] X] [] [] [] [] [] [] [] [] [] [] [] [] []							l]		
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If so, please identify the entity that supplies water to the property: 88			*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed?.	[]	[]	[]	[x]	86
C. Outdoor Sprinkler System (1) Is there an outdoor sprinkler system for the property?			(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity?	[]	[x]	[]	[]	87
C. Outdoor Sprinkler System 90 (1) Is there an outdoor sprinkler system for the property? [] [X] [] [] [] [] *(2) If yes, are there any defects in the system? [] [] [] [] [] [] *(3) If yes, is the sprinkler system connected to irrigation water? [] [] [] [] [] [] *(3) If yes, is the sprinkler system connected to irrigation water? [] [] [] [] [] [] SEWER/ON-SITE SEWAGE SYSTEM 94 A. The property is served by: 95 [] Public sewer system [X] On-site sewage system (including pipes, tanks, drainfields, and all other component parts) 96 [] Other disposal system 97 Please describe: 98 B. If public sewer system service is available to the property, is the house connected to the sewer main? [] [] [] [] [] [X] If no, please explain: [] [] [] [] [X] 100 If no, please explain: 101 SI Y11/2025 05:28 PDT 101 SI Y11/2025 05:28 PDT 101			If so, please identify the entity that supplies water to the property:							88
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*(2) If yes, are there any defects in the system? [] [] [] [] [X] 92 *(3) If yes, is the sprinkler system connected to irrigation water? [] [] [] [] [X] 93 3. SEWER/ON-SITE SEWAGE SYSTEM A. The property is served by: [] Public sewer system [X] On-site sewage system (including pipes, tanks, drainfields, and all other component parts) [] Other disposal system Please describe: B. If public sewer system service is available to the property, is the house connected to the sewer main?			(1) Is there an outdoor sprinkler system for the property?	[]	[x]	[]	[]	
*(3) If yes, is the sprinkler system connected to irrigation water?							[]	[X]	• •
 3. SEWER/ON-SITE SEWAGE SYSTEM A. The property is served by: [] Public sewer system [x] On-site sewage system (including pipes, tanks, drainfields, and all other component parts) [] Other disposal system Please describe:							[]	[x]	-
A. The property is served by: [] Public sewer system [x] On-site sewage system (including pipes, tanks, drainfields, and all other component parts) [] Other disposal system Please describe: 98 B. If public sewer system service is available to the property, is the house connected to the sewer main? [] [] [] [] [] [] [X] 100 [f no, please explain: 4/10/2025 18:13 PDT 4/11/2025 05:28 PDT	3.	SE\	VER/ON-SITE SEWAGE SYSTEM							
[] Public sewer system [x] On-site sewage system (including pipes, tanks, drainfields, and all other component parts) 96 [] Other disposal system 97 Please describe: 98 B. If public sewer system service is available to the property, is the house connected to 99 the sewer main? [] [] [] [] [] [] [] [] [] If no, please explain: 101 SS January 4/10/2025 05:28 PDT										-
[] Other disposal system 97 Please describe: 98 B. If public sewer system service is available to the property, is the house connected to 99 the sewer main? [] [] [] [] [] [] [] If no, please explain: [] [] [] [] [] [] If no, please explain: 101 If no, please explain: 101				the	r co	ompor	ient i	oarts)	
Please describe: 98 B. If public sewer system service is available to the property, is the house connected to 99 the sewer main? [] [] [] [] [] [] [] If no, please explain: [] [] [] [] [] 4/10/2025 18:13 PDT [] [] [] [] SS [] [] [] []									/	
B. If public sewer system service is available to the property, is the house connected to 99 the sewer main? [] [] [] [] [] [X] 100 If no, please explain: [] [] [] [] [X] 100 \$\$\screwsymbol{scale}\$ 101 \$\$\screwsymbol{scale}\$ 101										
the sewer main?		P								
If no, please explain: 4/10/2025 18:13 PDT SS 101 101		D.		г	1	۲ I	г	1	[]	
$\frac{4/10/2025}{55} + \frac{18:13}{5} \text{ PDT} = \frac{4/11/2025}{55} + \frac{4/11/2025}{55} + \frac{18:13}{55} \text{ PDT}$			If a subset of the second states of the second stat	L	1	ιJ	L	1	[X]	
<u>55</u>		4/1								101
	<u> </u>									

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

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Stickney

Fage 50						
*0		YES	NO	DON'T	N/A	102
۰Ľ	. Is the property subject to any sewage system fees or charges in addition to those covered		r1	KNOW	r 1	103
П	in your regularly billed sewer or on-site sewage system maintenance service?	LJ	[X]	[]	[]	104 105
D	*(1) Was a permit issued for its construction, and was it approved by the local health					105
	department or district following its construction?	[1]	r 1	г 1	r ı	100
	(2) When was it last pumped?		[]]	LJ	[]	107
	*(3) Are there any defects in the operation of the on-site sewage system?	r ı	[1]	г 1	[]	100
	(4) When was it last inspected?	1 1	[~]		[X]	110
	By whom:			1 1	[~]	111
	(5) For how many bedrooms was the on-site sewage system approved? bedrooms			[]	[X]	112
F	Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site				[77]	113
_	sewage system?	[x]	۲ I	[]	[]	114
	If no, please explain:	[7]				115
*F	. Have there been any changes or repairs to the on-site sewage system?	[]	[1]	[]	[]	116
	. Is the on-site sewage system, including the drainfield, located entirely within the					117
	boundaries of the property?	[x]	[]	[]	[]	118
	If no, please explain:					119
*⊢	. Does the on-site sewage system require monitoring and maintenance services more frequently					120
	than once a year?	[]	[x]	[]	[]	121
NOTIC	E: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR	R NE	W C	ONSTRU	CTION	122
	HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUES	TION	s lis	TED IN I	TEM 4	123
(STRU	CTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES).					124
4. ST	RUCTURAL					125
*A	. Has the roof leaked within the last 5 years?	[]	[x]	[]	[]	126
*B	. Has the basement flooded or leaked?	[]	[x]	[]	[]	127
	. Have there been any conversions, additions or remodeling?				[]	128
	*(1) If yes, were all building permits obtained?	[]	[X]	[]	[]	129
	*(2) If yes, were all final inspections obtained?	[]	[X]	[]	[]	130
D	. Do you know the age of the house?	[X]	[]	[]	[]	131
	If yes, year of original construction:					132
	. Has there been any settling, slippage, or sliding of the property or its improvements?				[]	133
*F	. Are there any defects with the following: (If yes, please check applicable items and explain)	[]	[X]	[]	[]	134
	[] Foundations [] Decks [] Exterior Walls					135
	[] Chimneys [] Interior Walls [] Fire Alarms					136
	[]Doors []Windows []Patio					137
	[] Ceilings [] Slab Floors [] Driveways					138
	[]Pools []Hot Tub []Sauna					139
	[] Sidewalks [] Outbuildings [] Fireplaces					140
	[] Garage Floors [] Walkways [] Siding [] Wand Staves [] Flowsters [] Siding					141
	[] Wood Stoves [] Elevators [] Incline Elevators					142
*0	[] Stairway Chair Lifts [] Wheelchair Lifts [] Other	г 1	[]	r 1	г 1	143
Ċ	. Was a structural pest or "whole house" inspection done?	[]]	[X]	LJ	[]	144
	If yes, when and by whom was the inspection completed?					145
H.	During your ownership, has the property had any wood destroying organism or pest infestation?	r ı	[1]	г 1	r ı	146
I.	Is the attic insulated?				[] []	147
ı. J.	Is the basement insulated?				ι J []	148 149
-	/10/2025 18:13 PDT	[7]	ιJ	LJ	L]	149
Initial						
55	4/11/2025 05:28 PDT					
SELLE	R'S INITIALS Date SELLER'S INITIALS Date					

SELLER'S INITIALS Date

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		YES	NO	DON'T	N/A	150
5.	SYSTEMS AND FIXTURES			KNOW		15 ⁻
	*A. If any of the following systems or fixtures are included with the transfer, are there any defects?					152
	If yes, please explain:					153
	Electrical system, including wiring, switches, outlets, and service	[]	[X]	[]	[]	154
	Plumbing system, including pipes, faucets, fixtures, and toilets	Î Ì	[x]	Î Ì	Î Ì	155
	Hot water tank			[]	í í	156
	Garbage disposal			Î Ì	î î	157
	Appliances			i i	i i	158
	Sump pump			i i	[x]	159
	Heating and cooling systems			i i	i i	160
	Security system: [] Owned [] Leased			i i	i i	16
	Other	i i		[]	[x]	16
	Other				[77]	16
	(If yes, please attach copy of lease.)					16
	Security System:	[]	[]	[]	[x]	16
	Tanks (type):	[]	[]	[]]	[x]	16
	Satellite dish:	r i		[]	$[\mathbf{X}]$	16
		[]			[X]	16
	Other: Cenex Propane Tank *C. Are any of the following kinds of wood burning appliances present at the property?	ιJ	ιJ	LJ	[]	16
	(1) Woodstove?	[1]	[]	[]	[]	17
	(2) Fireplace insert?		[X]	L J []	L J []	17
	(3) Pellet stove?			[]]		17
	(d) Fireplace?					17
	If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental	1]	[~]	LJ	[]]	17
	Protection Agency as clean burning appliances to improve air quality and public health?	[1	[]	r 1	[]	17
	D. Is the property located within a city, county, or district or within a department of natural	[~]	LJ	LJ	[]]	17
	resources fire protection zone that provides fire protection services?	[Y]	[]	[]	r 1	17
	E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller	[^]	I I	LJ	[]	17
	must equip the residence with carbon monoxide alarms as required by the state building code.)	[1 1	r ı	г 1	г 1	17
	F. Is the property equipped with smoke detection devices?	[X]	IJ	[]	[]	18
	(Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke					18
	detection device, at least one must be provided by the seller.)	r., 1				18
	G. Does the property currently have internet service?	[X]	IJ	[]	[]	18
	Provider: Stgalink					18
6.	HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					18
	A. Is there a Homeowners' Association?	[]	[X]	[]	[]	18
	Name of Association and contact information for an officer, director, employee, or other authorized					18
	agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy,					18
	and other information that is not publicly available:					18
	B. Are there regular periodic assessments?	[]	[]	[]	[X]	19
	\$ per [] month [] year					19
	[] Other:					19
	*C. Are there any pending special assessments?	[X]	[]	[]	[]	19
	*D. Are there any shared "common areas" or any joint maintenance agreements (facilities					19
	such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas					19
	co-owned in undivided interest with others)?	[X]	[]	[]	[]	19
7.	ENVIRONMENTAL					19
	*A. Have there been any flooding, standing water, or drainage problems on the property					19
	that affect the property or access to the property?	[]	[1]	[]	[]	19
	*B. Does any part of the property contain fill dirt, waste, or other fill material?	i j	[x]	[]		20
	*C. Is there any material damage to the property from fire, wind, floods, beach movements,		1.1.1			20
	earthquake, expansive soils, or landslides?	[]	[x]	[]	[]	20
	D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	L J []	$\begin{bmatrix} 1 \\ 1 \end{bmatrix}$	L J []		20
	*E. Are there any substances, materials, or products in or on the property that may be environmental	ιJ	[]]	LJ	LJ	20
	concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical					20
	storage tanks, or contaminated soil or water?	ר ז	[1]	۲ J	۲ I	20
	*F. Has the property been used for commercial or industrial purposes?		[X]			20
Initial	$4/10/2025 \mid 18:13 \text{ PDT}$	ιJ	[\]	LJ	ιJ	20
22	4/10/2025 18:13 PDT					

SELLER'S INITIALS Date

e SELLER'S INITIALS Date

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Page	e 5 of	6 (Continued)	YE	ES	N	0	DO KN		N/A	208 209
		Is there any soil or groundwater contamination?]			[]	[]	210 211
	*1	buried on the property that do not provide utility service to the structures on the property?	-	-	-	-	[]	[]	212
		Has the property been used as a legal or illegal dumping site?Has the property been used as an illegal drug manufacturing site?					l r	J		213
		Are there any radio towers in the area that cause interference with cellular telephone reception?					ו ן	1		214 215
8.		AD BASED PAINT (Applicable if the house was built before 1978)	•	-	•				[x]	216
	Α.	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 housin	ng.							220
	В.	Records and reports available to the Seller (check one below):								221
		[] Seller has provided the purchaser with all available records and reports pertaining to								222
		lead-based paint and/or lead-based paint hazards in the housing (list documents below).								223
		[x] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint haz	zar	ds	in t	the I	hous	sing.		224 225
9.	МА	NUFACTURED AND MOBILE HOMES						0		226
	lf th	e 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:								229
		Did any previous owner make any alterations to the home?					[]	[X]	230
		If alterations were made, were permits or variances for these alterations obtained?	[]	[]	[]	[X]	231
10.		LL DISCLOSURE BY SELLERS								232
	Α.	Other conditions or defects:								233
		*Are there any other existing material defects affecting the property that a prospective buyer should know about?	٢x	/ 1	г	1	г	1	г 1	234
	Б		[X		L]	L	1	LJ	235
	В.	Verification The foregoing answers and attached explanations (if any) are complete and correct to the best	of	Se	elle	er's k	knov	/ledc	ie and	236 237
		Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate lice	ens	see	s ł	narm	nles	s fro	m and	237
		against any and all claims that the above information is inaccurate. Seller authorizes real estate li					ny, t	to de	liver a	239
		copy of this disclosure statement to other real estate licensees and all prospective buyers of the				-	20			240
		Scott Stickney 4/10/2025 18:13 PDT	22: مد) 1						241
		Seller Stielanger					Da	ate		
		Scott Stickney Vicki Stickney								
		swer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessa (s) of the question(s).	ry)	. Pl	lea	se r	efer	to tł	ne line	242 243
		L - question 1D - Private Access Road								244
		2 - question 1J - Property was Surveyed By the land company 2 - question A2 - Water source is accessable on private access road								245
Pa	ge 🗄	3 - question 3D1 - The sewage permit is on flie at the ecology departme								246
		<u>3 - question 4C - Sun room andlaundry room Addition in 2016 - no permit</u> 4 - question 5C - Wood burning stove								247
Pd	je 1	+ - question at - wood builling store								248 249

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

NOTICES TO THE BUYER П. 257 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 **PROXIMITY TO FARMING/WORKING FOREST** 262 2. 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 INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED 265 UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT. 266 3. **OIL TANK INSURANCE** 267 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 INSURANCE AGENCY. 270 **BUYER'S ACKNOWLEDGEMENT** 271 III BUYER HEREBY ACKNOWLEDGES THAT: 1. 272 273 Α 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. 274 The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and 275 R 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 E. 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). 281 282 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 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. 288 289 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES 290 THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE 291 LICENSEE OR OTHER PARTY. 292 293 Buyer Date Buyer Date **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 295 waives Buyer's right to revoke Buyer's offer based on this disclosure. 296 297 Buyer Date Buver Date 298 299 BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT 300 Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. 301 However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive 302 the receipt of the "Environmental" section of the Seller Disclosure Statement. 303 Date 304 Date Buver Buyer 4/10/2025 | 18:13 PDT 4/11/2025 | 05:28 PDT 11 SELLER'S INITIALS Date SELLER'S INITIALS Date

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