

File Original and First Copy with  
Department of Ecology  
Second Copy — Owner's Copy  
Third Copy — Driller's Copy

# WATER WELL REPORT

Application No

738-2584 STATE OF WASHINGTON

Permit No.

(1) OWNER: Name GEROLD C. KNICKEL Address STARR RT ACME FALLS 99141  
LOCATION OF WELL: County STEVENS - SE 1/4 NE 1/4 Sec. 8 T 34 N. R 32 W.M.

Bearing and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☒ Industrial ☐ Municipal ☐  
Irrigation ☐ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) 6  
New well ☒ Method: Dug ☐ Bored ☐  
Deepened ☐ Cable ☐ Driven ☐  
Reconditioned ☐ Rotary ☒ Jetted ☐

(5) DIMENSIONS: Diameter of well 6 inches.  
Drilled 128 ft. Depth of completed well 126 1/2 ft.

## (6) CONSTRUCTION DETAILS:

Casing installed: 6 Diam. from 7 1/2 ft. to 126 1/2 ft.  
Threaded ☐ Diam. from        ft. to        ft.  
Welded ☐ Diam. from        ft. to        ft.

Perforations: Yes ☐ No ☒  
Type of perforator used         
SIZE of perforations        in. by        in.  
perforations from        ft. to        ft.  
perforations from        ft. to        ft.  
perforations from        ft. to        ft.

Screens: Yes ☐ No ☒  
Manufacturer's Name        Model No.         
Type        Slot size        from        ft. to        ft.  
Diam.        Slot size        from        ft. to        ft.

Gravel packed: Yes ☐ No ☒ Size of gravel:         
Gravel placed from        ft. to        ft.

Surface seal: Yes ☒ No ☐ To what depth? 18 ft.  
Material used in seal BENTONITE  
Did any strata contain unusable water? Yes ☐ No ☐  
Type of water?        Depth of strata         
Method of sealing strata off       

(7) PUMP: Manufacturer's Name         
Type:        H.P.       

(8) WATER LEVELS: Land-surface elevation above mean sea level        ft.  
Static level 50 ft. below top of well Date         
Artesian pressure        lbs. per square inch Date         
Artesian water is controlled by        (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level  
Was a pump test made? Yes ☐ No ☒ If yes, by whom?         
Yield: 200 gal./min. with        ft. drawdown after        hrs.

EST AIR LIFT  
Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)  
Time Water Level Time Water Level Time Water Level  
                                         

Date of test         
Ballor test        gal./min. with        ft. drawdown after        hrs.  
Artesian flow        g.p.m. Date         
Temperature of water        Was a chemical analysis made? Yes ☐ No ☒

## (10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
BLACK OVER BURDEN	0	1
BROWN CLAY	1	50
BLUE CLAY	50	116
BLUE SAND & GRAVEL	116	128
BLUE SAND & GRAVEL	128	126
WATER BEARING		

INVOICE

49528

RECEIVED

JUN 5 1986

DEPARTMENT OF ECOLOGY  
SPOKANE REGIONAL OFFICE

Work started 5-8 1986 Completed 5-9 1986

## WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Fogle Pump & Supply (Person, firm, or corporation) (Type or print)

Address 316 WEST 5th COLVILLE WA

(Signed) Robert E. Fogle (Well Driller)

License No. 1405 Date 5-9 1986

Well ID# \_\_\_\_\_

Phone 138-2584

# Fogle Pump & Supply, Inc.

## Customer Pump & System Record

Name JERARD KNICKEL Date 07/31/02  
 Address 2242 Hwy 25 S. K.F. WA 1 199141  
 Well Billing Address \_\_\_\_\_  
 Legal Description \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 SECT \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_  
 Water Use, Domestic ☒ Irrigation \_\_\_\_\_ Subdivision \_\_\_\_\_ Other \_\_\_\_\_  
 Well Depth 120 ID 6" IN GPM 25 Static 80 FT  
 Pump Brand AERMOTOR ☒ New - Used  
 Pump Model # A+20-150 GPM \_\_\_\_\_ PSI \_\_\_\_\_  
 Pump Serial # 174017 Date Code E2-02  
 Motor Brand KUHN ☒ New - Used  
 Motor HP 1 1/2 Volts 230 Phs S  
 Motor Serial # 13-0729 Date Code 07018  
 Warranty # \_\_\_\_\_ 3 yr. 3 1 yr. \_\_\_\_\_ None \_\_\_\_\_  
 Pump Protector Type \_\_\_\_\_ Brand \_\_\_\_\_ Model \_\_\_\_\_  
 Tank Brand WELL MATE Model WM-25 Warranty \_\_\_\_\_ yrs.  
 Pump Setting 114 Pipe Size 1 1/4 Pipe Type SEALED  
 Wire in well Size #12-3 Type FLAT-JACKET  
 Pitless Size 1 1/4 Brand DICKENS  
 Well House \_\_\_\_\_ Pit \_\_\_\_\_ Other, Explain BARN  
 Distance to House 300+ Elevation 20 Pipe Size & Type 1 1/4 PVC  
 Distance to Power Supply 50 FT Wire Size & Type 12-3 WF  
 Location of Control POWER BARN  
 Drilled By FOLLE Installed By H.L. FOLLE  
 Dug By \_\_\_\_\_ Electrical By \_\_\_\_\_  
 Comments: \_\_\_\_\_

AERMOTOR® CONWAY, AR USA72032

SERIES A+ DC: E2-02

G.P.M. 20 SERIAL#

H.P. 1.5 174017

230V - 3W

PART # 02233 - 00SS

AFFIX THIS NAMEPLATE TO PUMP, CONTROL PANEL  
 OR OTHER EQUIPMENT AT WELL HEAD  
 (This nameplate was supplied with certified pump)

Invoice # 257536



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

©Copyright 2021  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

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

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_ 1  
between \_\_\_\_\_ ("Buyer") 2  
and WILLIAM T RIDLEY SUPP NEEDS T ANDREW S RIDLEY TRUSTEE ("Seller") 3  
concerning 2242 Hwy 25 S Kettle Falls WA 99141 (the "Property"). 4

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds 5  
necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities 6  
providing service to the Property and having lien rights are as follows: 7

**WATER DISTRICT:**

**Private Well**

Name \_\_\_\_\_ e-mail or website (optional) 8

**Condition unknown**

Address \_\_\_\_\_ 9

City, State, Zip \_\_\_\_\_

Fax No. (optional) 10

**SEWER DISTRICT:**

**Private Sewer**

Name \_\_\_\_\_ e-mail or website (optional) 11

**Condition unknown**

Address \_\_\_\_\_ 12

City, State, Zip \_\_\_\_\_

Fax No. (optional) 13

**IRRIGATION DISTRICT:**

**NA**

Name \_\_\_\_\_ e-mail or website (optional) 14

Address \_\_\_\_\_ 15

City, State, Zip \_\_\_\_\_

Fax No. (optional) 16

**GARBAGE:**

**NA**

Name \_\_\_\_\_ e-mail or website (optional) 17

Address \_\_\_\_\_ 18

City, State, Zip \_\_\_\_\_

Fax No. (optional) 19

**ELECTRICITY:**

**Avista**

Name \_\_\_\_\_ e-mail or website (optional) 20

Address \_\_\_\_\_ 21

City, State, Zip \_\_\_\_\_

Fax No. (optional) 22

**GAS:**

**NA**

Name \_\_\_\_\_ e-mail or website (optional) 23

Address \_\_\_\_\_ 24

City, State, Zip \_\_\_\_\_

Fax No. (optional) 25

**SPECIAL DISTRICT(S):**

(local improvement districts or  
utility local improvement districts)

Name \_\_\_\_\_

e-mail or website (optional) 26

Address \_\_\_\_\_ 27

City, State, Zip \_\_\_\_\_

Fax No. (optional) 28

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

Initial

WTRSMTR

May 17, 2025

Buyer's Initials

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Date

Form 22J  
Lead Based Paint Disclosure  
Rev. 7/23  
Page 1 of 2

**DISCLOSURE OF INFORMATION ON  
LEAD-BASED PAINT AND  
LEAD-BASED PAINT HAZARDS**

©Copyright 2023  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_ 1  
between \_\_\_\_\_ ("Buyer") 2  
and \_\_\_\_\_ ("Seller") 3  
concerning \_\_\_\_\_ (the "Property"). 4

**Lead Warning Statement** 5

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is 6  
notified that such property may present exposure to lead from lead-based paint that may place young children at 7  
risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, 8  
including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead 9  
poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is 10  
required to provide the buyer with any information on lead-based paint hazards from risk assessments or 11  
inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk 12  
assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. 13

**NOTE:** In the event of pre-closing possession of more than 100 days by Buyer, the term Buyer also means Tenant. 14  
\_\_\_\_\_ 15

**Seller's Disclosure:** 16

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below): 17
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). 18  
\_\_\_\_\_ 19  
\_\_\_\_\_ 20
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 21
- (b) Records and reports available to the Seller (check one below): 22
- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead- 23  
based paint hazards in the housing (list documents below). 24  
\_\_\_\_\_ 25  
\_\_\_\_\_ 26
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. 27

Seller has reviewed the information above and certifies, to the best of Seller's knowledge, that the statements made 28  
and information provided by Seller are true and accurate. 29

Signed by: \_\_\_\_\_ 30  
\_\_\_\_\_ 31  
\_\_\_\_\_ 32  
\_\_\_\_\_ 33  
\_\_\_\_\_ 34  
\_\_\_\_\_ 35  
\_\_\_\_\_ 36  
\_\_\_\_\_ 37  
\_\_\_\_\_ 38  
\_\_\_\_\_ 39  
\_\_\_\_\_ 40

Buyer Initials \_\_\_\_\_ Date \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Date \_\_\_\_\_ 41  
Seller Initials \_\_\_\_\_ Date \_\_\_\_\_ Seller Initials \_\_\_\_\_ Date \_\_\_\_\_ 42



Form 22J  
Lead Based Paint Disclosure  
Rev. 7/23  
Page 2 of 2

**DISCLOSURE OF INFORMATION ON  
LEAD-BASED PAINT AND  
LEAD-BASED PAINT HAZARDS**  
*Continued*

©Copyright 2023  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

**Buyer's Acknowledgment**

- (c) Buyer has received the above Seller's Disclosure and all documents (if any). \_\_\_\_\_ 31  
Buyer Initials Buyer Initials 32
- (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*. \_\_\_\_\_ 33  
Buyer Initials Buyer Initials
- (e) Buyer has (check one below): 34
- ☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint 35  
and/or lead-based paint hazards. 36

- ☐ Accepted an opportunity to conduct a risk assessment or inspection for the presence of lead-based paint 37  
and/or lead-based paint hazards on the following terms and conditions: 38

This Agreement is conditioned upon a risk assessment or inspection of the Property for the presence of lead- 39  
based paint and/or lead-based paint hazards, to be performed by a risk assessor or inspector at Buyer's 40  
expense. (Intact lead-based paint that is in good condition is not necessarily a hazard). 41

This contingency shall conclusively be deemed satisfied (waived) unless Buyer gives written notice of 42  
disapproval of the risk assessment or inspection to Seller within \_\_\_\_\_ (10 days if not filled in) after 43  
receiving this Disclosure. Buyer's notice must identify the specific existing deficiencies and corrections 44  
needed and must include a copy of the inspection and/or risk assessment report. 45

Seller may, at Seller's option, within \_\_\_\_\_ days (3 days if not filled in) after Seller's receipt of Buyer's 46  
disapproval notice, give written notice that Seller will correct the conditions identified by Buyer. If Seller 47  
agrees to correct the conditions identified by Buyer, then it shall be accomplished at Seller's expense prior 48  
to the Closing Date, and Seller shall provide Buyer with certification from a risk assessor or inspector 49  
demonstrating that the condition(s) has been remedied prior to the Closing Date. In lieu of correction, the 50  
parties may agree on any other remedy for the disapproved condition(s), including but not limited to 51  
adjustments to the Purchase Price. If an agreement on non-repair remedies is secured in writing before the 52  
expiration of the time period set forth in this subparagraph, then this contingency will be deemed satisfied. 53

If Seller does not give notice that Seller will correct the conditions identified in Buyer's risk assessment or 54  
inspection, or if the parties cannot reach an agreement on alternative remedies, then Buyer may elect to give 55  
notice of termination of this Agreement within \_\_\_\_\_ days (3 days if not filled in) after expiration of the 56  
time limit or delivery of Seller's notice pursuant to the preceding paragraph, whichever occurs first. The 57  
Earnest Money shall then be returned to Buyer and the parties shall have no further obligations to each other. 58  
Buyer's failure to give a written notice of termination means that Buyer will be required to purchase the 59  
Property without Seller having corrected the conditions identified in Buyer's risk assessment or inspection 60  
and without any alternative remedy for those conditions. 61

Buyer has reviewed the information above and certifies, to the best of Buyer's knowledge, that the statements made 62  
by Buyer are true and accurate. 63

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

**Brokers' Acknowledgment**

Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and are aware of their responsibility 65  
to ensure compliance. 66

\_\_\_\_\_  
Buyer Broker Date

\_\_\_\_\_  
Listing Broker Date

\_\_\_\_\_  
Buyer Initials Date

\_\_\_\_\_  
Buyer Initials Date

Initial  
WTRSMASRT  
\_\_\_\_\_  
Seller Initials Date

May 17, 2025  
\_\_\_\_\_  
Seller Initials Date



# FIRPTA CERTIFICATION

The Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. 1445, provides that a buyer of a U.S. real property interest must withhold tax if Seller is a foreign person, unless one of the exceptions in the Act applies. The following will inform Buyer and Closing Agent whether tax withholding is required.

Note: The above law applies to foreign corporations, partnerships, trusts, estates and other foreign entities, as well as to foreign individuals. If Seller is a corporation, partnership, trust, estate or other entity, the terms "I" and "my" as used below means the corporation or other entity. A "real property interest" includes full or part ownership of land and/or improvements thereon; leaseholds; options to acquire any of the foregoing; and an interest in foreign corporations, partnerships, trusts or other entities holding U.S. real estate.

## SELLER CERTIFICATION. Seller hereby certifies the following:

**PROPERTY.** I am the Seller of real property ☒ at:

2242 Hwy 25 S Kettle Falls WA 99141  
Address City State Zip

or ☐ (if no street address) legally described on the attached.

**CITIZENSHIP STATUS.** I ☐ AM ☒ AM NOT a non-resident alien (or a foreign corporation, foreign partnership, foreign trust, foreign estate or other foreign business entity) for purposes of U.S. income taxation.

## TAXPAYER I.D. NUMBER.

My U.S. taxpayer identification number (e.g. social security number) is \_\_\_\_\_  
(Tax I.D. number to be provided by Seller at Closing)

## ADDRESS.

My home address is 9018 181st Ave E Bonny Lake WA 98391  
Address City State Zip

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete. I understand that this Certification may be disclosed to the Internal Revenue Service ("IRS") and that any false statement I have made here could be punished by fine, imprisonment, or both.

William T Ridley Supp Meads Trust - Andrew S Ridley Trustee  
Seller A10077E74D7... Date Seller Date

## BUYER CERTIFICATION (Only applicable if Seller is a non-resident alien).

If Seller is a non-resident alien, and has not obtained a release from the IRS, then Closing Agent must withhold 15% of the amount realized from the sale and pay it to the IRS, unless Buyer certifies that the selected statement below is correct:

☐ **Amount Realized (\$300,000 or less) and Family Residence = No Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, does not exceed \$300,000; and (b) I certify that I or a member of my family\* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, there is no tax.

☐ **Amount Realized (more than \$300,000, but not exceeding \$1,000,000) and Family Residence = 10% Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, exceeds \$300,000, but does not exceed \$1,000,000; and (b) I certify that I or a member of my family\* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, then Closing Agent must withhold 10% of the amount realized from the sale and pay it to the IRS.

\* (Defined in 11 U.S.C. 267(c)(4). It includes brothers, sisters, spouse, ancestors and lineal descendants).

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief both statements are true, correct and complete. I understand that this Certification may be disclosed to the IRS and that any false statement I have made here could be punished by fine, imprisonment, or both.

Buyer Date Buyer Date



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

# SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

©Copyright 2021  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

**SELLER:** WILLIAM T RIDLEY SUPP NEEDS TRUST ANDREW S RIDLEY TRUSTEE

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.

## 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.

## NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT  
2242 Hwy 25 S, CITY Kettle Falls

STATE WA, ZIP 99141

COUNTY Stevens

("THE PROPERTY") OR AS

LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

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.

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.

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.

Seller ☐ is / ☒ is not occupying the Property.

## 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.

### 1. TITLE

- |   | YES                      | NO                       | DON'T KNOW               | NA                       |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| A. Do you have legal authority to sell the property? If no, please explain. ....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *B. Is title to the property subject to any of the following?   |                          |                          |                          |                          |
| (1) First right of refusal .....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (2) Option .....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (3) Lease or rental agreement .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) Life estate? .....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *C. Are there any encroachments, boundary agreements, or boundary disputes? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *D. Is there a private road or easement agreement for access to the property? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *F. Are there any written agreements for joint maintenance of an easement or right-of-way? .....  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *G. Is there any study, survey project, or notice that would adversely affect the property? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *H. Are there any pending or existing assessments against the property? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SELLER'S INITIALS

Date

SELLER'S INITIALS

Date



## SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

(Continued)

©Copyright 2021  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

	YES	NO	DON'T KNOW	N/A	
*J. Is there a boundary survey for the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54
*K. Are there any covenants, conditions, or restrictions recorded against the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	56
<b>NOTICE TO BUYER:</b> 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
<b>2. WATER</b>					63
A. Household Water					64
(1) The source of water for the property is: <input type="checkbox"/> Private or publicly owned water system					65
<input type="checkbox"/> Private well serving only the subject property * <input type="checkbox"/> Other water system					66
*If shared, are there any written agreements? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	67
*(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	68 69
*(3) Are there any problems or repairs needed? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	70
(4) During your ownership, has the source provided an adequate year-round supply of potable water? ..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	71
If no, please explain: .....					72
*(5) Are there any water treatment systems for the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	73
If yes, are they: <input type="checkbox"/> Leased <input type="checkbox"/> 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	75 76
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? ..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	77
*(b) If yes, has all or any portion of the water right not been used for five or more successive years? ..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78
*(7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79
B. Irrigation Water					80
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	81 82
*(a) If yes, has all or any portion of the water right not been used for five or more successive years? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	83 84
*(b) If so, is the certificate available? (If yes, please attach a copy.) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85
*(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? ...	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86
*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	87
If so, please identify the entity that supplies water to the property: .....					88 89
C. Outdoor Sprinkler System					90
(1) Is there an outdoor sprinkler system for the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	91
*(2) If yes, are there any defects in the system? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	92
*(3) If yes, is the sprinkler system connected to irrigation water? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	93
<b>3. SEWER/ON-SITE SEWAGE SYSTEM</b>					94
A. The property is served by:					95
<input type="checkbox"/> Public sewer system <input type="checkbox"/> On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					96
<input type="checkbox"/> 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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	99 100
If no, please explain: .....					101

SELLER'S INITIALS

Date \_\_\_\_\_

SELLER'S INITIALS

Date \_\_\_\_\_



Form 17  
Seller Disclosure Statement  
Rev. 8/21  
Page 3 of 6

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

©Copyright 2021  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

	YES	NO	DON'T KNOW	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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	102 103 104
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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	106 107
(2) When was it last pumped? .....					108
*(3) Are there any defects in the operation of the on-site sewage system? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109
(4) When was it last inspected? .....			<input type="checkbox"/>	<input type="checkbox"/>	110
By whom: .....					111
(5) For how many bedrooms was the on-site sewage system approved? _____ bedrooms			<input type="checkbox"/>	<input type="checkbox"/>	112
E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	113 114
If no, please explain: .....					115
*F. Have there been any changes or repairs to the on-site sewage system? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	116
G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120 121

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).

**4. STRUCTURAL**

*A. Has the roof leaked within the last 5 years? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	126
*B. Has the basement flooded or leaked? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	127
*C. Have there been any conversions, additions or remodeling? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128
*(1) If yes, were all building permits obtained? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	129
*(2) If yes, were all final inspections obtained? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	130
D. Do you know the age of the house? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	131
If yes, year of original construction: .....					132
*E. Has there been any settling, slippage, or sliding of the property or its improvements? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	133
*F. Are there any defects with the following: (If yes, please check applicable items and explain) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	134
<input type="checkbox"/> Foundations	<input type="checkbox"/> Decks	<input type="checkbox"/> Exterior Walls			135
<input type="checkbox"/> Chimneys	<input type="checkbox"/> Interior Walls	<input type="checkbox"/> Fire Alarms			136
<input type="checkbox"/> Doors	<input type="checkbox"/> Windows	<input type="checkbox"/> Patio			137
<input type="checkbox"/> Ceilings	<input type="checkbox"/> Slab Floors	<input type="checkbox"/> Driveways			138
<input type="checkbox"/> Pools	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Sauna			139
<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Outbuildings	<input type="checkbox"/> Fireplaces			140
<input type="checkbox"/> Garage Floors	<input type="checkbox"/> Walkways	<input type="checkbox"/> Siding			141
<input type="checkbox"/> Wood Stoves	<input type="checkbox"/> Elevators	<input type="checkbox"/> Incline Elevators			142
<input type="checkbox"/> Stairway Chair Lifts	<input type="checkbox"/> Wheelchair Lifts	<input type="checkbox"/> Other .....			143
*G. Was a structural pest or "whole house" inspection done? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	144 145
If yes, when and by whom was the inspection completed? .....					146
H. During your ownership, has the property had any wood destroying organism or pest infestation? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	147
I. Is the attic insulated? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	148
J. Is the basement insulated? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	149

SELLER'S INITIALS

Date

SELLER'S INITIALS

Date

Form 17  
Seller Disclosure Statement  
Rev. 8/21  
Page 4 of 6

# SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

(Continued)

©Copyright 2021  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

## 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: \_\_\_\_\_

	YES	NO	DON'T KNOW	N/A	150
Electrical system, including wiring, switches, outlets, and service .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151
Plumbing system, including pipes, faucets, fixtures, and toilets .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152
Hot water tank .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	153
Garbage disposal .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154
Appliances .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155
Sump pump .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156
Heating and cooling systems .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	157
Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158
Other .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	159

\*B. If any of the following fixtures or property is included with the transfer, are they leased?  
(If yes, please attach copy of lease.)

	YES	NO	DON'T KNOW	N/A	160
Security System: .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	161
Tanks (type): .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	162
Satellite dish: .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	163
Other: .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	164

\*C. Are any of the following kinds of wood burning appliances present at the property?

	YES	NO	DON'T KNOW	N/A	165
(1) Woodstove? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166
(2) Fireplace insert? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167
(3) Pellet stove? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168
(4) Fireplace? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169

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? .....

	YES	NO	DON'T KNOW	N/A	170
Protection Agency as clean burning appliances to improve air quality and public health? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	173
F. Is the property equipped with smoke detection devices? .....	<input 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.) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	175
G. Does the property currently have internet service? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	176
Provider: .....					177

## 6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

	YES	NO	DON'T KNOW	N/A	178
A. Is there a Homeowners' Association? .....	<input type="checkbox"/>	<input 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

	YES	NO	DON'T KNOW	N/A	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 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	191
*F. Has the property been used for commercial or industrial purposes? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	192

SELLER'S INITIALS

Date

SELLER'S INITIALS

Date



Form 17  
Seller Disclosure Statement  
Rev. 8/21  
Page 5 of 6

# **SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY**

(Continued)

©Copyright 2021  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

	YES	NO	DON'T KNOW	N/A	
*G. Is there any soil or groundwater contamination? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	208
					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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	210
					211
*I. Has the property been used as a legal or illegal dumping site? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	212
					213
*J. Has the property been used as an illegal drug manufacturing site? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	214
					215
*K. Are there any radio towers in the area that cause interference with cellular telephone reception? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	216
<b>8. LEAD BASED PAINT</b> (Applicable if the house was built before 1978). .....				<input type="checkbox"/>	217
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					218
<input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). .....					219
<input type="checkbox"/> 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
<input type="checkbox"/> 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
<input type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					225
<b>9. MANUFACTURED AND MOBILE HOMES</b>					226
If the property includes a manufactured or mobile home,					227
*A. Did you make any alterations to the home? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	228
If yes, please describe the alterations: .....					229
*B. Did any previous owner make any alterations to the home? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	230
*C. If alterations were made, were permits or variances for these alterations obtained? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	231
<b>10. FULL DISCLOSURE BY SELLERS</b>					232
A. Other conditions or defects:					233
*Are there any other existing material defects affecting the property that a prospective buyer should know about?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
					241
Seller _____ Date _____ Seller _____ Date _____					

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).

No Seller Disclosure -  
this is a trust.

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

## SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY

(Continued)

©Copyright 2021  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

### 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

SELLER'S INITIALS

Date

SELLER'S INITIALS

Date