Form 22J
Lead Based Paint Disclosure
Rev. 7/23
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DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND
LEAD-BASED PAINT HAZARDS

The following is part of the Purchase and Sale Agreement dated_____ 1

between _____ ("Buyer") 2
                    Buyer   Buyer

and _____ **Washington Valley Properties LLC** _____ ("Seller") 3
            Seller   Seller

concerning _____ **2432 C HWY 395 S, Chewelah, WA 99109** _____ (the "Property"). 4
             Address   City   State   Zip

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

Davian Santana   06/20/2025   _____ 30
Seller **Washington Valley Properties LLC**   Date   Seller   Date

_DS_   06/20/2025

_____ _____ _____ _____ _____ _____ _____ _____
Buyer's Initials   Date   Buyer's Initials   Date   Seller's Initials   Date   Seller's Initials   Date

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

Buyer's Acknowledgment   31

(c) Buyer has received the above Seller's Disclosure and all documents (if any).   32
           Buyer Initials   Buyer Initials

(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

   64

_____   _____
Buyer   Date   Buyer   Date

Broker's Acknowledgment   65

Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and are aware of their responsibility   66
to ensure compliance.   67

                                        Allen Bird   06/20/2025   68

_____   _____
Buyer Broker   Date   Listing Broker **Allen Bird**   Date

                                          DS   06/20/2025

Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date