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SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

SELLER: Melvin W Fox Elizabeth M Fox

Seller \square is/ \square is not occupying the property.

To be used in transfers of commercial real estate as defined in RCW 60.42.005. 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 153 N Wynne St., CITY Colville, STATE WA, 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.

	,		
I.	SELLER'S DISC	LOSURES:	
	* If you answer "	es" 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	
	A. Do you have legal authority to sell the property? If no, please explain	Þ			

SELLER'S INITIALS: DATE: 12/13/24 SELLER'S INITIALS: 97 DATE: 12/13/24

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SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

		YES	МО	DON'T	
	*B. Is title to the property subject to any of the following?		.,		
	(1) First right of refusal		阿太		
	(2) Option				
	(3) Lease or rental agreement		M		
	(4) Life estate?		R		
	*C. Are there any encroachments, boundary agreements, or boundary disputes?		X		
	*D. Is there any leased parking?		\bowtie		
	*E. Is there a private road or easement agreement for access to the property?	M			
	*F. Are there any rights-of-way, easements, shared use agreements or limitations?			Ø	
	*G. Are there any written agreements for joint maintenance of an easement or right-of-way?		彸		
	*H. Are there any zoning violations or nonconforming uses?		\boxtimes		
	*I. Is there a survey for the property?		Ø		
	*J. Are there any legal actions pending or threatened that affect the property?		X		
	*K. Is the property in compliance with the Americans with Disabilities Act?			X	
2.	WATER				
	*Are there any water rights for the property, such as a water right permit, certificate, or claim?		K	П	
3.	*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?		図		
4.	STRUCTURAL		×		_
	*A. Has the roof leaked within the last 5 years?		×		
	*B. Has any occupied subsurface flooded or leaked within the last five years?		X		
	*C. Have there been any conversions, additions or remodeling?				
	*(1) If yes, were all building permits obtained?		M		
	*(2) If yes, were all final inspections obtained?	Ы	氫		
	*D. Has there been any settling, slippage, or sliding of the property or its improvements?		×		
	*E. Are there any defects with the following: (If yes, please check applicable items and explain.)		ø		
	☐ Foundations ☐ Slab Floors				
	☐ Doors ☐ Outbuildings				
	☐ Ceilings ☐ Exterior Walls				
	LER'S INITIALS: DATE: 12/13/24 SELLER'S INITIALS: 97		121	الالالا	
SEL	LER'S INITIALS: DATE: 12/13/24 SELLER'S INITIALS: UJ	DATE:	10	101019	_

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SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

	☐ Sidewalks	☐Siding					
	☐ Interior Walls	☐ Other					
	☐ Windows						
				YES	NO	DON'T	
5.	SYSTEMS AND FIXTUR		escribination on Written			KNOV	/
	*A. Are there any defects		As 170. Actual Section Control			190-00	
	Wide Committee C					Ø	
						<u> </u>	
		20 20				×	
	2 5	₹0				Ø	
	(5) Carbon monoxide	alarms)KI	
6.	ENVIRONMENTAL						
	*A. Have there been any	flooding, standing water,	or drainage problems on the				
	70 71 79	(20 (3) (20)	ne property?		M		
			rom fire, wind, floods, beach	П	Ø		
	*C. Are there any shoreling	Will Title State S	andslides?		Д		
			s, or orthograficas off the		X		
			cts in or on the property that may				
			, formaldehyde, radon gas, lead- contaminated soil or water?	. 🗆	Ø		
	3 3	T 3	?		×		
	5.1		al dumping site?		S		
	(SE) (SE) 1900		manufacturing site?		×		
	O. Flas the property book	r dood do dir mogal didg	manufacturing ofter minimum.	_	۳	-	
7.	FULL DISCLOSURE BY	SELLER					
	A. Other conditions or def	ects:					
			affecting the property that a		√		
	prospective buyer sno	ould know about?		ш	×		
	B. Verification						
	The foregoing answers an	d attached explanations	(if any) are complete and correct	to the	best o	f Seller'	s
	knowledge and Seller has	received a copy hereof.	Seller agrees to defend, indemni	fy and	hold re	eal estat	
			laims that the above information in copy of this disclosure statemen				
	licensees and all prospect	ive buyers of the propert	v.	נינט טנו	iei iea	i esiale	
		1 1	01		1	Ĭ	
	m th	12/13/2024	7- TOX	9	12/1	3 2	1
	Seller (Date ^t /	Selfer U	D	ate		
		(8)					
SEL	LER'S INITIALS:	DATE:	SELLER'S INITIALS:	DATE:			

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SELLER DISCLOSURE STATEMENT

	COMME	RCIAL PROPERTY	
If the answer is "Yes" to an Please refer to the line num	y asterisked (*) items, pl nber(s) of the question(s	ease explain below (use addit).	ional sheets if necessary).
			
SELLER'S INITIALS:	DATE:	SELLER'S INITIALS:	DATE:

RE/MAX Select Associates, Inc. 327 S Main St

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SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

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.

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).

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 STATEMENT. 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'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

AND ACKNOWLEDGE	S THAT THE DISC		S DISCLOSURE STATEMENT NARE THOSE OF THE SELLER 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.

SELLER'S INITIALS:	DATE:	SELLER'S INITIALS:	DATE:	
SELLER S INTIALS.	DATE.	SELLEN S INITIALS.	DATE.	

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SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

Buyer	Date	Buyer	Date
		COMPLETED SELLER DIS	
waives that right. He	owever, if the answer to	receive a completed Seller Dis any of the questions in the se ceipt of the "Environmental" s	ction entitled "Environmen
Buyer	Date	Buyer	Date
S INITIAL S:	DATE:	SELLER'S INITIALS:	DATE: