

Form 17C

Seller Disclosure Statement - Unimproved

Rev. 8/21

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Northwest Multiple Listing Service
ALL RIGHTS RESERVEDSELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY

SELLER: Drake Mesenbrink, Virginia Mesenbrink

Seller

Seller

1

To be used in transfers of unimproved residential real property, including property zoned for residential use that is not improved by 2
 one or more residential dwelling units, a residential condominium, a residential timeshare or a mobile or manufactured home. 3
 Unimproved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as 4
 "timber land" under RCW 84.34.020. See RCW Chapter 64.06 for further information. 5

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 7
 "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of 8
 the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure 9
 statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless 10
 otherwise agreed, after mutual acceptance of a written purchase and sale agreement between a Buyer and Seller. 11

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED 12
 AT 26XX Burnt Valley Road Parcel B, CITY Chewelah, 13
 STATE Washington, ZIP 99109, COUNTY Stevens 14
 LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. 15
 16

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED 17
 ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE 18
 STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM 19
 THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT 20
 BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE 21
 SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND 22
 PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT. 23

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE 24
 LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY 25
 WRITTEN AGREEMENT BETWEEN BUYER AND SELLER. 26

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO 27
 OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, 28
 WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING 29
 INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE 30
 PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY 31
 OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, 32
 INSPECTION, DEFECTS OR WARRANTIES. 33

Seller is/ is not occupying the Property. 34

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
 37

1. TITLE

YES	NO	DON'T	N/A
KNOW			

A. Do you have legal authority to sell the property? If no, please explain [] [] [] 40

*B. Is title to the property subject to any of the following? 41

- (1) First right of refusal [] [] [] 42
- (2) Option [] [] [] 43
- (3) Lease or rental agreement [] [] [] 44
- (4) Life estate? [] [] [] 45

*C. Are there any encroachments, boundary agreements, or boundary disputes? [] [] [] 46*D. Is there a private road or easement agreement for access to the property? [] [] [] 47*E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of
the property? [] [] [] 48

Initial DM Initial VM 1/1/2026 1/1/2026 [] [] [] 49

SELLER'S INITIALS Date

SELLER'S INITIALS Date

RE/MAX Select Associates, Inc. - Colville, 327 S. Main Colville, WA 99114 Colville WA 99114

Alexis Larson

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (509) 684-1000

Fax: (509) 684-5660

26XX Parcel A

www.lwolf.com

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	YES	NO	DON'T KNOW	N/A	50 51
*F. Are there any written agreements for joint maintenance of an easement or right of way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	52
*G. Is there any study, survey project, or notice that would adversely affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	53
*H. Are there any pending or existing assessments against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	55
*J. Is there a boundary survey for the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	57
*K. Are there any covenants, conditions, or restrictions recorded against title to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58
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 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.					59
					60
					61
					62
					63
					64

2. WATER

A. Household Water					65
(1) Does the property have potable water supply?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	66
(2) If yes, the source of water for the property is: [] Private or publicly owned water system [] Private well serving only the property * [] Other water system *If shared, are there any written agreements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	67
(3) 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 checked="" type="checkbox"/>	71
(4) Are there any problems or repairs needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	72
(5) Is there a connection or hook-up charge payable before the property can be connected to the water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	74
(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	76
(7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	78
(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 checked="" type="checkbox"/>	80
(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 checked="" type="checkbox"/>	82
(c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	84
(8) 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 checked="" type="checkbox"/>	85

B. Irrigation Water					87
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? (If yes, please attach a copy.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	88
(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 checked="" type="checkbox"/>	90
(b) 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 checked="" type="checkbox"/>	92

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	YES	NO	DON'T KNOW	N/A	94
					95
*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? [] <input checked="" type="checkbox"/> [] [] 96					
If so, please identify the entity that supplies irrigation water to the property: _____					97
					98
C. Outdoor Sprinkler System					99
(1) Is there an outdoor sprinkler system for the property?	[]	<input checked="" type="checkbox"/>	[]	[]	100
*(2) If yes, are there any defects in the system?	[]	[]	[]	<input checked="" type="checkbox"/>	101
*(3) If yes, is the sprinkler system connected to irrigation water?	[]	[]	[]	<input checked="" type="checkbox"/>	102
3. SEWER/SEPTIC SYSTEM					103
A. The property is served by:					104
[] Public sewer system					105
[] On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					106
[] Other disposal system					107
Please describe: _____					108
B. 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 checked="" type="checkbox"/>	109
C. If the property is connected to an on-site sewage system:					110
*(1) Was a permit issued for its construction?	[]	[]	[]	<input checked="" type="checkbox"/>	112
*(2) Was it approved by the local health department or district following its construction?	[]	[]	[]	<input checked="" type="checkbox"/>	113
(3) Is the septic system a pressurized system?	[]	[]	[]	<input checked="" type="checkbox"/>	114
(4) Is the septic system a gravity system?	[]	[]	[]	<input checked="" type="checkbox"/>	115
*(5) Have there been any changes or repairs to the on-site sewage system?	[]	[]	[]	<input checked="" type="checkbox"/>	116
(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	[]	[]	[]	<input checked="" type="checkbox"/>	117
If no, please explain: _____					119
*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	[]	[]	[]	<input checked="" type="checkbox"/>	120
					121
4. ELECTRICAL/GAS					122
A. Is the property served by natural gas?	[]	[]	<input checked="" type="checkbox"/>	[]	123
B. Is there a connection charge for gas?	[]	[]	<input checked="" type="checkbox"/>	[]	124
C. Is the property served by electricity?	[]	[]	<input checked="" type="checkbox"/>	[]	125
D. Is there a connection charge for electricity?	[]	[]	<input checked="" type="checkbox"/>	[]	126
*E. Are there any electrical problems on the property?	[]	[]	[]	<input checked="" type="checkbox"/>	127
5. FLOODING					128
A. Is the property located in a government designated flood zone or floodplain?	[]	<input checked="" type="checkbox"/>	[]	[]	129

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	YES	NO	DON'T KNOW	N/A	
6. SOIL STABILITY					130
*A. Are there any settlement, earth movement, slides, or similar soil problems on the property?	[]	[]	<input checked="" type="checkbox"/>	[]	131
					132
7. ENVIRONMENTAL					133
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	[]	<input checked="" type="checkbox"/>	[]	[]	134
					135
*B. Does any part of the property contain fill dirt, waste, or other fill material?	[]	<input checked="" type="checkbox"/>	[]	[]	136
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	[]	<input checked="" type="checkbox"/>	[]	[]	137
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	[]	<input checked="" type="checkbox"/>	[]	[]	138
*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 checked="" type="checkbox"/>	[]		140
					141
					142
*F. Has the property been used for commercial or industrial purposes?	[]	<input checked="" type="checkbox"/>	[]	[]	143
*G. Is there any soil or groundwater contamination?	[]	[]	<input checked="" type="checkbox"/>	[]	144
*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 checked="" type="checkbox"/>	[]	[]	145
					146
*I. Has the property been used as a legal or illegal dumping site?	[]	<input checked="" type="checkbox"/>	[]	[]	147
*J. Has the property been used as an illegal drug manufacturing site?	[]	<input checked="" type="checkbox"/>	[]	[]	148
*K. Are there any radio towers that cause interference with cellular telephone reception?	[]	<input checked="" type="checkbox"/>	[]	[]	149
8. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					150
A. Is there a homeowners' association?	<input checked="" type="checkbox"/>	[]	[]	[]	151
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, financing policy, and other information that is not publicly available: _____					152
					153
					154
B. Are there regular periodic assessments?	[]	<input checked="" type="checkbox"/>	[]	[]	155
\$ _____ per [] month [] year					156
[] Other: _____					157
*C. Are there any pending special assessments?	[]	<input checked="" type="checkbox"/>	[]	[]	158
*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 checked="" type="checkbox"/>	[]	[]	[]	159
					160
					161
9. OTHER FACTS					162
*A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property?	[]	<input checked="" type="checkbox"/>	[]	[]	163
*B. Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government?	[]	<input checked="" type="checkbox"/>	[]	[]	164
					165

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UNIMPROVED PROPERTY
(Continued)

YES	NO	DON'T KNOW	N/A	166 167
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*C. Is the property classified or designated as forest land or open space? [] [] [] 168

D. Do you have a forest management plan? If yes, attach. [] [] [] 169

*E. Have any development-related permit applications been submitted to any government agencies? .. [] [] [] 170

If the answer to E is "yes," what is the status or outcome of those applications? 171
172

F. 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? [] [] [] 173
174

10. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects: 175
 *Are there any other existing material defects affecting the property that a prospective buyer should know about? [] [] [] 176
177

B. Verification 179
 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. 180
181
182
183

Signed by:

 Seller
 E7DD04E0DF0B44A...
 Drake Mesenbrink

1/1/2026

Signed by:

 Seller
 D052456561C5445...
 Virginia Mesenbrink

1/1/2026

184

Date

185

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). 186
187

See attached sheet.

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II. NOTICES TO THE BUYER

213

1. SEX OFFENDER REGISTRATION

214

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT 215
 AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT 216
 AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS. 217

2. PROXIMITY TO FARMING/WORKING FOREST

218

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN 219
 CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST 220
 INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED 221
 UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT. 222

3. OIL TANK INSURANCE

223

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES 224
 AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY 225
 INSURANCE AGENCY. 226

III. BUYER'S ACKNOWLEDGEMENT

227

1. BUYER HEREBY ACKNOWLEDGES THAT:

228

- 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. 229
230
- 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. 231
232
- 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. 233
234
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller. 235
- 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). 236
237

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S 238
 ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER 239
 AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY 240
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 DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU 242
 MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT. 243

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES 244
 THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE 245
 LICENSEE OR OTHER PARTY. 246

Buyer	Date	Buyer	Date
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2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

249

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. 250
251

Buyer	Date	Buyer	Date
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3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

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Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. 255
 However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive 256
 the receipt of the "Environmental" section of the Seller Disclosure Statement. 257

Buyer	Date	Buyer	Date
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<div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>Initial</small> DM </div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>Initial</small> VM </div>
SELLER'S INITIALS	SELLER'S INITIALS
Date	Date

1/1/2026

1/1/2026

Seller Disclosure Statement
Explanation of “yes” answers.

- 1.C. There is an encroachment into the 40' wide access easement by a shop on the property over which the easement was granted. This encroachment does not impact ingress and egress.
- D. There is a road easement agreement allowing access to each parcel.
- F. There is a written road easement maintenance agreement.
- K. There are Covenants which apply to all properties to protect views and property values.

8.D. There are no “common areas” other than the shared road easements.