

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

SELLER: Candide Directional Services LLC, Representative: Timothy Snyder.

Seller

Seller

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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 3158 Deep Lake Boundary Rd, CITY Colville, 13
STATE WA, ZIP 99114, COUNTY Stevens 14
LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. 15

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:

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If you answer "Yes" to a question with an asterisk (), please explain your answer and attach documents, if available and not 36
otherwise publicly recorded. If necessary, use an attached sheet. 37

1. TITLE

YES NO DON'T N/A 38
KNOW 39

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

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

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

*C. Are there any encroachments, boundary agreements, or boundary disputes? [] [X] [] [] 46

*D. Is there a private road or easement agreement for access to the property? [] [X] [] [] 47

*E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of
the property? [] [X] [] [] 48

TS 11/20/26 TS 11/20/26
SELLER'S INITIALS Date SELLER'S INITIALS Date