

General Information

Listing Member Windermere. Countryside. Northport. Co-listing Member

Address Information

<u>County*</u>	<u>Area*</u> S-6				
<u>St #</u> 40XX	<u>St Dir Prefix*</u>	<u>Street Name</u> North Stone Mountain Way.	<u>St Sfx*</u>	<u>St Dir Suffix*</u>	<u>Address 2</u>
<u>City*</u> Colville	<u>State/Province*</u> WA	<u>Zip Code*</u> 99114	<u>Parcel #</u> 5693000		

Contract Information

<u>List Date</u> 2/27/2026	<u>Expire Date</u> 2/28/2027	<u>Price</u> \$75,000	<u>Lock Box*</u> no
<u>Owner Name</u> Lee	<u>Is Seller Foreign?*</u> no	<u>Contact Type*</u> agent	<u>Contact Phone Type*</u> cell
<u>Contact Phone Number</u> 675/2860	<u>Sign*</u> yes	<u>Assumable*</u>	<u>Navigation Sys Used*</u>
<u>GPS Coordinates</u>			

Property Information

<u>Type*</u> land	<u>Realtor.COM Type*</u> land	<u>Lot Dimensions</u> Irregular.	<u># of Acres</u> 20.9
<u>Crops*</u>	<u>CCR'S*</u>	<u>Setting*</u> Rural.	<u>Borders Govt*</u> no
<u>Waterfront*</u> none	<u>Mobile Approved*</u> yes	<u>Developed Water*</u> no	

Location Tax & Legal

<u>Taxes</u> \$483	<u>Tax Yr</u>	<u>Special Tax Class*</u> no	<u>Mapping*</u>
<u>Map Page # / Remarks</u>	<u>Nearest Town</u> Northport.	<u>Miles/Nearest Town</u> 12	<u>Section</u> 10
<u>Township</u> 40	<u>Range</u> 41	<u>Title Co</u> SCT	<u>Title Co. Order #</u>
<u>Closing Agent</u> SCT	<u>HOA*</u>	<u>HOA Dues</u>	
<u>Legal</u> Text #7 Of 10-40-41.			

Remarks & Misc

Hot Sheet Comment Rural setting.

Public Remarks
 Nicely timbered property located near the Canadian border. Great place to build either your dream country home or getaway cabin. Close to fishing, snow skiing, biking as well as located in the heart of Stevens County. hunting opportunities. If. You have been looking for a property that will provide you with a quiet rural setting, this one may be just what you're looking for!

Agent Remarks

Directions North on Aladdin Rd. turn right on Deep Lake Boundary Rd. turn left on Stone Mountain Way approximately one quarter mile to the property, look for sign.

Seller Opt Out: Seller Directs Listing to be Excluded from Internet Seller Directs Address to be Excluded from Internet Seller Directs Listing to Not Be Used in AVMs on Internet
 Seller Directs Listing to Not Allow Comments on Internet
 Publish this listing to: Realtor.COM Zillow

Water System: 1 to 13 req'd

Drilled Well Dug Well
 Gravity System Holding Tank
 Irrigation Private Water System
 Public Water System Shared Well
 Spring Water Connected
 Water Right None
 Remarks:

Current Use: 1 to 9 req'd

Industrial Orchard
 Pasture Range
 Residential Retail
 Row Crops Tillable
 Timber
 Other:

Highlights

Heavily Treed Minimum Trees
 Moderate Trees Pasture
 Tillable
 Remarks:

Utilities: 1 to 13 req'd

Cable Installed Cable Nearby
 Cable/Property Line Gas Installed
 Gas Nearby Gas/Property Line
 Phone Installed Phone Nearby
 Phone/Property Line Power Installed
 Power Nearby Power/Property Line
 None

General Zoning

Agricultural Business
 Commercial Farm & Ranch
 Forestry Industrial
 Industrial-Light Multi-Family
 Office Residential
 Retail R5
 R10 R20
 Remarks:

Buildings

Barn Cabin
 Out Buildings RV Cover
 Shed Shop
 Remarks:

Utility Providers

Electric: _____
 Garbage: _____
 Gas: _____
 Internet: _____
 Phone: _____
 Sewer: _____
 Water: _____
 Other: _____

Zoning Jurisdiction

City County
 Remarks:

Schools: 1 to 19 req'd

Chewelah Colville
 Curlew Cusick
 Deer Park Evergreen
 Hunters Inchelium
 Kettle Falls Lakeside
 Newport Nine Mile Falls
 Northport Onion Creek
 Orient Republic
 Selkirk Springdale
 Summit Valley Valley
 Remarks:

Internet Access

Dial-up DSL
 Satellite Line of Sight
 None

Restrictions

ConservationRes Prog Covenants
 Easement Leased
 Mineral Rights Restr No ManufacturedHomes
 No Single-Wides Owners Association
 Right of Way See Deed
 Short Plat
 Remarks:

Showing Instructions: 1 to 7 req'd

Active Alarm System Beware of Dog
 Call Listing Agent Call Listing Office
 Call Owner-N.A. Show Call Owner/Occup App
 Day Sleeper Key @ List Office
 Lock Box-ShowAnytime Lockbox
 Locked Gate Next Day Notice
 No Sign On Site Manager
 Vacant Show Anytime Remarks
 Caution:

Sewage

Community Sewer Non StandardApproved
 Public Septic Installed
 Sewer Connected Stand St Approved
 ULID Proposed Unknown
 None
 Remarks:

Documents On File: 1 to 7 req'd

Exhibit A Aerial
 Appraisal CCR's
 Contract Ecology Survey
 Lease Maint Agreement
 Maps Sellers Disclosure
 Septic Soil Tests
 Survey Title Work
 Water Rights Well Log
 Zoning Info None
 Remarks:

Terms: 1 to 13 req'd

Assumption Cash
 Cash To Loan Conventional
 FHA Lease Option
 Lease Purchase Owner Carry 2nd
 Owner Finance Trade
 USDA VA
 Wrap
 Remarks:

Access: 1 to 12 req'd

Cattle Guards Dirt
 Easement Gate(s)
 Gravel Locked Gate
 MaintenanceAgreement Paved
 Public Road Seasonal
 Undeveloped Unimproved Road
 None

Waterfront

Beach Access Beach On Property
 Dock Access Dock On Property
 Gov't Line Frontage Lake Front
 River Front

Possession

Close Of Escrow Close Plus 1 Day
 Close Plus 2 Days Close Plus 3 Days
 Close Plus 3 to 5 Days Close Plus 30 Days
 Negotiable Rental Agreement
 Seller Rent Back Subject To Tenant Rights
 Other See Remarks

Improvements: 1 to 8 req'd

Crossed Fence Curbed
 Graveled Drive Improved Drive
 Irrigation System Partial Fencing
 Perimeter Fenced Prepared Site
 Sidewalks None

View

City Lake
 Mountain(s) River
 Territorial Valley
 Remarks:

Financial Status

3rd Party Aprvl Req:
 Bank/REO Owned:

Topography: 1 to 6 req'd

Level Rolling/Benches
 Sloped Southern Exposure
 Steep Varied

Body of Water

Bodies of Water:

Surface Water

Pond Seasonal Creek
 Seasonal Pond Spring
 Stream/Creek Contains Lake

Seller's Signature



Seller

2-25-26

Date



Seller

2-25-26

Date

Listing Broker's Signature

Listing Broker

Date

Value Lists for Land Input Form: Northeast Washington Association of REALTORS®

County

- Ferry
- Lincoln
- Okanogan
- Out Of Area
- Pend Oreille
- Spokane
- Stevens

Area

- F1 - City of Republic
- F2 - Northeast Ferry
- F3 - Northwest Ferry
- F4 - Southeast Ferry
- F5 - Southwest Ferry
- O1 - Spokane County
- O1N - Spokane County
- O2 - Lincoln County
- O3 - Grant County
- O4 - Okanogan County
- O5 - Douglas County
- O6 - Other
- P1 - North Pend Oreille
- P2 - Middle Pend Oreille
- P3 - South Pend Oreille
- S1 - Colville
- S2 - Kettle Falls
- S3 - Chewelah
- S4 - Columbia Kettle
- S5 - Columbia Kettle
- S6 - Northeast Stevens
- S7 - Middle County
- S8 - Middle County
- S9 - Middle County
- S10 - Middle County
- S11 - Southeast County
- S12 - Southwest County

St Dir Prefix

- E
- N
- NE
- NW
- S
- SE
- SW
- W

St Sfx

- AVE
- BLVD
- CIR
- CT
- DR
- HWY
- LN
- LOOP
- PL
- RD
- ST
- TRL
- WAY

St Dir Suffix

- E
- N
- NE
- NW
- S
- SE
- SW
- W

City

- ADDY
- AIRWAY HEIGHTS
- ALMIRA
- BOYDS
- CHATTAROY
- CHENEY
- CHEWELAH
- CLAYTON
- COLBERT
- COLVILLE
- COULEE DAM
- CRESTON
- CURLEW
- CUSICK
- DANVILLE
- DAVENPORT
- DECATUR ISLAND
- DEER PARK
- ELECTRIC CITY
- ELK
- EVANS
- FORD
- FRUITLAND
- GIFFORD
- GRAND COULEE
- HARRINGTON
- HARTLINE
- HUNTERS
- INCHELIUM
- IONE
- KELLER
- KETTLE FALLS
- LAURIER
- LIBERTY LAKE
- LINCOLN
- LOON LAKE
- MALO
- MARCUS
- MEAD
- METALINE
- METALINE FALLS
- NEWMAN LAKE
- NEWPORT
- NINE MILE FALLS
- NORTHPORT
- ODESSA
- ORIENT
- OROVILLE
- OTHER
- OTIS ORCHARD
- REARDAN
- REPUBLIC
- RICE
- SEVEN BAYS
- SOAP LAKE
- SPOKANE
- SPOKANE VALLEY
- SPRAGUE
- SPRINGDALE
- TONASKET
- TUM TUM
- USK
- VALLEY
- VALLEYFORD
- WAUCONDA
- WELLPINIT
- WILBUR

State/Province

- ID
- WA

Zip Code

- 98221
- 98844
- 98851
- 98855
- 98859
- 99001
- 99003
- 99004
- 99005
- 99006
- 99009
- 99013
- 99016
- 99021
- 99025
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- 99220
- 99223
- 99224
- 99228
- 99251
- 99252
- 99256
- 99258
- 99260
- 99299
- OTHER

Lock Box

- CLO
- Combo
- NEWAR
- None
- Other
- SAR

Special Tax Class

- No
- Yes

Mapping

- Ferry Cnty MM
- Pend Oreille Cnty MM
- See Map Remarks
- Stevens County MM

Type

- Acreage
- Commercial
- Land w/ Structure
- Lot

Realtor.COM Type

- Land

HOA

- A
- M
- None
- Q

Crops

- No
- Unkown
- Yes

Value Lists for Land Input Form: Northeast Washington Association of REALTORS®

CCR'S

- No
- Unknown
- Yes

Setting

- City
- Golf Course
- Remote
- Rural
- Secluded
- Subdivision

Borders Govt

- No
- Unknown
- Yes

Waterfront

- Government
- None
- Primary
- Secondary
- Surface

Mobile Approved

- No
- Unknown
- Yes

Developed Water

- No
- Yes

Is Seller Foreign?

- No
- Yes

Contact Type

- Listing Agent
- Occupant
- Other
- Owner

Contact Phone Type

- Cell
- Home
- Other
- Work

Sign

- No
- Yes

Assumable

- No
- Yes

Navigation Sys Used

- None
- NAD27
- WGS84

Bodies of Water

- Black Lake
- Bussard Lake
- Clark Lake
- Columbia River
- Colville River
- Curlew Lake
- Davis Lake
- Deep Creek
- Deep Lake
- Deer Lake
- Diamond Lake
- Eloika Lane
- Frater Lake
- Gillette Lake
- Heritage Lake
- Horseshoe Lake
- Jump Off Joe Lake
- Kettle River
- Lake Roosevelt
- Leo Lake
- Little Pend Oreille River
- Little Spokane River
- Little Twin Lakes
- Long Lake
- Loon Lake
- Meadow Lake
- Mill Creek
- Mission Lake
- O'Brien Creek
- Other
- Pend Oreille River
- Pend Orielle Lakes
- Rocky Lake
- San Poil River
- Sheep Creek
- Sherry Lake
- Starvation Lake
- Thomas Lake
- Twin Lakes
- Waitts Lake
- Williams Lake

3rd Party Aprvl Req

- None
- Other-See Remarks
- Short Sale

Bank/REO Owned

- No
- Yes

**SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY**

SELLER: Daniel D Lee, Charlotte L Lee.
Seller

To be used in transfers of unimproved residential real property, including property zoned for residential use that is not improved by one or more residential dwelling units, a residential condominium, a residential timeshare or a mobile or manufactured home. Unimproved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as "timber land" under RCW 84.34.020. 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 a Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 40XX North Stone Mountain, Way., CITY Colville. STATE WA, ZIP 99114, 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

A. Do you have legal authority to sell the property? If no, please explain YES NO DON'T KNOW N/A

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

(1) First right of refusal YES NO DON'T KNOW N/A

(2) Option YES NO DON'T KNOW N/A

(3) Lease or rental agreement YES NO DON'T KNOW N/A

(4) Life estate? YES NO DON'T KNOW N/A

*C. Are there any encroachments, boundary agreements, or boundary disputes? YES NO DON'T KNOW N/A

*D. Is there a private road or easement agreement for access to the property? YES NO DON'T KNOW N/A

*E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property? YES NO DON'T KNOW N/A

DDL 2/25/26 Charlotte Lee 2/25/26
SELLER'S INITIALS Date SELLER'S INITIALS Date

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

	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?	[]	[]	[X]	[]	52
*G. Is there any study, survey project, or notice that would adversely affect the property?	[]	[X]	[]	[]	53
*H. Are there any pending or existing assessments against the property?	[]	[X]	[]	[]	54
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling?	[]	[X]	[]	[]	55 56
*J. Is there a boundary survey for the property?	[]	[X]	[]	[]	57
*K. Are there any covenants, conditions, or restrictions recorded against title to the property?	[]	[X]	[]	[]	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.

2. WATER

A. Household Water

(1) Does the property have potable water supply?	[]	[X]	[]	[]	67
(2) If yes, the source of water for the property is: [N ^o] Private or publicly owned water system					68
[N ^o] Private well serving only the property * [N ^o] Other water system					69
*If shared, are there any written agreements?	[]	[X]	[]	[]	70
* (3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	[]	[X]	[]	[]	71 72
* (4) Are there any problems or repairs needed?	[]	[X]	[]	[]	73
(5) Is there a connection or hook-up charge payable before the property can be connected to the water main?	[]	[X]	[]	[]	74 75
(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.)	[]	[X]	[]	[]	76 77
(7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.)	[]	[X]	[]	[]	78 79
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	[]	[]	[]	[]	80 81
* (b) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[]	[]	[]	82 83
(c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day?	[]	[]	[]	[]	84 85
* (8) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	[]	[X]	[]	[]	86

B. Irrigation Water

(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.)	[]	[X]	[]	[]	88 89
(a) If yes, has all or any portion of the water right not been used for five or more successive years?	[]	[X]	[]	[]	90 91
(b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	[]	[X]	[]	[]	92 93

 2/25/26 Charlotte Rha 2/25/26
 SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY
 (Continued)

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
*(2) If yes, are there any defects in the system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	101
*(3) If yes, is the sprinkler system connected to irrigation water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	102
3. SEWER/SEPTIC SYSTEM					103
A. The property is served by:					104
<input type="checkbox"/> Public sewer system					105
<input type="checkbox"/> On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					106
<input type="checkbox"/> 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109
C. If the property is connected to an on-site sewage system: <i>NS</i>					111
*(1) Was a permit issued for its construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112
*(2) Was it approved by the local health department or district following its construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	113
(3) Is the septic system a pressurized system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	114
(4) Is the septic system a gravity system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	115
*(5) Have there been any changes or repairs to the on-site sewage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	116
(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117
If no, please explain: _____					118
*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	119
_____					120
_____					121
4. ELECTRICAL/GAS					122
A. Is the property served by natural gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	123
B. Is there a connection charge for gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	124
C. Is the property served by electricity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	125
D. Is there a connection charge for electricity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	126
*E. Are there any electrical problems on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	127
5. FLOODING					128
A. Is the property located in a government designated flood zone or floodplain?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	129

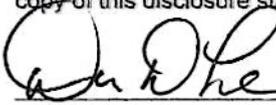
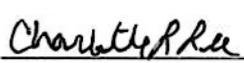
DL 2/25/26 *Charlotte Lee* 2/25/26
 SELLER'S INITIALS Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
UNIMPROVED PROPERTY
 (Continued)

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	131
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	134
*B. Does any part of the property contain fill dirt, waste, or other fill material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	135
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	136
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	137
*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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	138
*F. Has the property been used for commercial or industrial purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	139
*G. Is there any soil or groundwater contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	140
*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"/>	141
*I. Has the property been used as a legal or illegal dumping site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	142
*J. Has the property been used as an illegal drug manufacturing site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	143
*K. Are there any radio towers that cause interference with cellular telephone reception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	144
8. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS					150
A. Is there a homeowners' association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, firing policy, and other information that is not publicly available: _____					152
B. Are there regular periodic assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	153
\$ _____ per [] month [] year					154
[] Other: _____					155
*C. Are there any pending special assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	156
*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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	157
9. OTHER FACTS					162
*A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	164

LLP 2-25-26 Charlotte Ala 2-25-26
 SELLER'S INITIALS Date SELLER'S INITIALS Date

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

	YES	NO	DON'T KNOW	N/A	166
					167
*C. Is the property classified or designated as forest land or open space?	[]	[]	[X]	[]	168
D. Do you have a forest management plan? If yes, attach.	[]	[X]	[]	[]	169
*E. Have any development-related permit applications been submitted to any government agencies? ..	[]	[X]	[]	[]	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	[]	[X]	[]	[]	173
fire protection zone that provides fire protection services?					174
10. FULL DISCLOSURE BY SELLERS					175
A. Other conditions or defects:					176
*Are there any other existing material defects affecting the property that a prospective					177
buyer should know about?	[]	[X]	[]	[]	178
B. Verification					179
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and					180
Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and					181
against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a					182
copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					183
 _____					184
Seller					185
Daniel D Lee					
_____ 2-25-26					
Date					
 _____					184
Seller					185
Charlotte L Lee.					
_____ 2-25-26					
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).

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

II. NOTICES TO THE BUYER	213
1. SEX OFFENDER REGISTRATION	214
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.	215 216 217
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 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.	219 220 221 222
3. OIL TANK INSURANCE	223
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.	224 225 226
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 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.	238 239 240 241 242 243
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.	244 245 246
_____ Buyer _____ Date _____ Buyer _____ Date	247 248
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	252 253
3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT	254
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.	255 256 257
_____ Buyer _____ Date _____ Buyer _____ Date	258 259

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SELLER'S INITIALS Date SELLER'S INITIALS Date

EXCLUSIVE SALE AND LISTING AGREEMENT

This Exclusive Sale and Listing Brokerage Services Agreement (the "Agreement") is made by and between 1

Daniel D Lee, Charlotte L Lee. ("Seller") and 2
Seller Seller

Windermere Countryside, Northport ("Listing Firm" or "Firm") with regard 3
to the real property commonly known as 40XX North Stone Mountain Way., City Colville., 4
County Stevens, WA, Zip 99114; and legally described on Exhibit A ("the Property"). 5

1. **DEFINITIONS.** (a) "MLS" means the N.E.W.A.R. Multiple Listing Service; 6
and (b) "sell" includes a contract to sell; an exchange or contract to exchange; or an option to purchase. Firm need 7
not submit to Seller any offers to lease, rent, or enter into any agreement other than for sale of the Property. 8

2. **TERM.** Seller hereby grants to Listing Firm the exclusive right to list and sell the Property from the date of mutual 9
acceptance of this Agreement ("Effective Date") until midnight of 02/28/2027 ("Listing Term"). If this 10
Agreement expires while Seller is a party to a purchase and sale agreement for the Property, the Listing Term shall 11
automatically extend until the sale is closed or the purchase and sale agreement is terminated. 12

3. **AGENCY.** 13

- a. Pamphlet. Seller acknowledges receipt of the pamphlet entitled "Real Estate Brokerage in Washington." 14
- b. Listing Broker. Listing Firm appoints John H Corcoran 15
to represent Seller ("Listing Broker"). This Agreement creates an agency relationship with Listing Broker and 16
any of Firm's managing brokers who supervise Listing Broker ("Supervising Broker") during the Listing Term. 17
No other brokers affiliated with Firm are agents of Seller. 18

4. **LIMITED DUAL AGENCY.** 19

- a. Listing Broker as Limited Dual Agent. If initialed below, Seller consents to Listing Broker and Supervising Broker 20
acting as limited dual agents in the sale of the Property to a buyer that Listing Broker also represents. Seller 21
acknowledges that as a limited dual agent, RCW 18.86.060 prohibits Listing Broker from advocating terms 22
favorable to Seller to the detriment of the buyer and further limits Listing Broker's representation of Seller. 23

DDL 2/25/26 Charlotte L Lee 2/25/26
Seller's Initials Date Seller's Initials Date

- b. Firm Limited Dual Agency. If the Property is sold to a buyer represented by one of Firm's brokers other than 25
Listing Broker ("Listing Firm's Buyer's Broker"), Seller consents to any Supervising Broker, who also supervises 26
Listing Firm's Buyer's Broker, acting as a limited dual agent. 27

5. **LIST DATE.** Firm shall submit this listing, including the Property information on the attached Listing Input Sheets 28
and photographs of the Property (collectively "Listing Data"), to be published by MLS on 02/27/2026 29
("List Date"), which date shall not be more than 90 days from the Effective Date. Seller acknowledges that exposure 30
of the Property to the open market through MLS will increase the likelihood that Seller will receive fair market value 31
for the Property. Accordingly, prior to the List Date, Firm and Seller shall not promote or advertise the Property in 32
any manner whatsoever, including, but not limited to yard or other signs, flyers, websites, e-mails, texts, social 33
media, mailers, magazines, newspapers, open houses, previews, showings, or tours. Seller shall not materially 34
interfere with Listing Firm's marketing of the Property. To address any privacy or similar concerns, Seller may instruct 35
Listing Broker to limit marketing by not displaying the Property address or map location on the internet, by eliminating 36
any and all internet advertising, and by imposing specific showing requirements and other similar restrictions. 37

6. **FAIR HOUSING.** Seller acknowledges that local, state, and federal fair housing laws prohibit discrimination based 38
on sex, marital status, sexual orientation, gender identity, race, creed, color, religion, caste, national origin, 39
citizenship or immigration status, families with children status, familial status, honorably discharged veteran or 40
military status, the presence of any sensory, mental, or physical disability, or the use of a support or service animal 41
by a person with a disability. 42

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Seller's Initials Date Seller's Initials Date

EXCLUSIVE SALE AND LISTING AGREEMENT

7. **COMPENSATION.** Seller acknowledges that there are no standard compensation rates and the compensation in this Agreement is fully negotiable and not set by law. If during the Listing Term, Seller sells the Property and the sale closes; or the sale fails to close due to Seller's breach of the terms of the purchase and sale agreement, Seller shall pay compensation as follows:
- a. Listing Firm Compensation.
 - i. **8.000** % of the sales price; \$ _____; other _____; or
 - ii. If the buyer is not represented by a buyer brokerage firm, the Listing Firm compensation shall be **8.000** % of the sales price; \$ _____; other _____ (equal to the amount in subsection 7(a)(i) above if not filled in).
 - b. Expiration of the Listing Term. If Seller shall, within **180** days (180 days if not filled in) after the expiration of the Listing Term, sell the Property to any person to whose attention it was brought through the signs, advertising or other action of the Listing Firm, or on information secured directly or indirectly from or through Firm, during the Listing Term, Seller will pay Firm the above compensation at closing. Provided, that if Seller pays compensation to other licensed brokerage firms in conjunction with a sale, the amount of compensation payable to Firm shall be reduced by the amount paid to such other listing firm.
 - c. Cancellation Without Legal Cause. If Seller cancels this Agreement without legal cause, Seller may be liable for damages incurred by Firm as a result of such cancellation, regardless of whether Seller pays compensation to another licensed brokerage firm.
 - d. Additional Consent. Seller consents to Firm receiving compensation from more than one party, provided that any terms offered to Firm are disclosed as required by RCW 18.86.030.
8. **REFERRAL FEE DISCLOSURE.** Listing Firm is; is not (is not, if not filled in) obligated to pay a portion of the Listing Firm compensation to a real estate firm ("Referring Firm") that referred Seller to Listing Firm. Seller consents to Listing Firm sharing a portion of the Listing Firm compensation as follows:
- a. Referring Firm: _____;
 - b. Referral Fee: _____ % of the Listing Firm compensation; or \$ _____.
9. **PROPERTY ACCESS AND KEYBOX.** Listing Firm shall install a keybox on the Property that holds a key to the Property which may be opened by an electronic key held by members of MLS, their brokers, and affiliated appraiser members of MLS. Unless otherwise agreed in writing or as set forth in the attached Listing Input Sheets, Firm and other members of MLS shall be entitled to show the Property at all reasonable times.
- a. Property Access for Non-Member Brokers. Listing Firm may be contacted by licensed brokers who are not members of MLS and do not have access to the keybox on the Property. Seller authorizes; does not authorize (authorizes if not filled in) Firm to provide access to the Property to licensed brokers who are not members of MLS. If authorized, Listing Firm shall; shall not (shall if not filled in) be required to attend any such showing. If authorized, Listing Firm shall; shall not (shall if not filled in) require brokers who are not members of MLS to execute an access agreement prior to any showing.
10. **MULTIPLE LISTING SERVICE.** Seller authorizes Listing Firm and MLS to publish and distribute the Listing Data to other members of MLS and their affiliates and third parties for public display and other purposes, subject to any restrictions imposed by Seller. This authorization shall survive the termination of this Agreement. Firm is authorized to report the sale of the Property (including price and all terms) to MLS and to its members, financial institutions, appraisers, and others related to the sale. Firm may refer this listing to any other cooperating multiple listing service at Firm's discretion or a licensed broker who is not a member of a multiple listing service. Firm shall cooperate with all other members of MLS, members of a multiple listing service to which this listing is referred, and any licensed brokers who are not members of a multiple listing service. MLS is an intended third-party beneficiary of this Agreement and will provide the Listing Data to its members and their affiliates and third parties, without verification and without assuming any responsibility with respect to this Agreement.
11. **PROPERTY CONDITION AND INSURANCE.** Neither Firm, MLS, nor any members of MLS or of any multiple listing service to which this listing is referred shall be responsible for, and Seller shall indemnify and hold them harmless

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Seller's Initials Date Seller's Initials Date

EXCLUSIVE SALE AND LISTING AGREEMENT

from, any loss, theft, or damage of any nature or kind whatsoever to the Property, any personal property therein, or any personal injury resulting from the condition of the Property, including entry by the key to the keybox and/or at open houses, except for damage or injury caused by their gross negligence or willful misconduct. Seller is advised to notify Seller's insurance company that the Property is listed for sale and ascertain that the Seller has adequate insurance coverage. If the Property is to be vacant during all or part of the Listing Term, Seller is advised to request that a "vacancy clause" be added to Seller's insurance policy. Seller acknowledges that intercepting or recording conversations of persons in the Property without first obtaining their consent violates RCW 9.73.030 and Seller shall indemnify and hold Firm and other members of MLS harmless from any related claims.

12. SELLER'S WARRANTIES AND REPRESENTATIONS. Seller warrants that Seller has the right to sell the Property on the terms herein. If Seller provides Firm with any photographs, drawings, or sketches of the Property, Seller warrants that Seller has the necessary rights in the photographs, drawings, or sketches to allow Firm to use them as contemplated by this Agreement. Seller shall indemnify and hold Firm and other members of MLS harmless in the event the foregoing warranties are incorrect. Seller represents, to the best of Seller's knowledge, that the Property information on the Listing Input Sheets (attached to and incorporated into this Agreement by this reference) is correct.

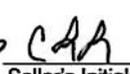
13. SHORT SALE / NO DISTRESSED HOME CONVEYANCE. If the proceeds from the sale of the Property are insufficient to cover the Seller's costs at closing, Seller acknowledges that the decision by any beneficiary or mortgagee, or its assignees, to release its interest in the Property, for less than the amount owed, does not automatically relieve Seller of the obligation to pay any debt or costs remaining at closing, including fees such as Firm's compensation. Firm will not represent or assist Seller in a transaction that is a "Distressed Home Conveyance" as defined by Chapter 61.34 RCW unless otherwise agreed in writing. A "Distressed Home Conveyance" is a transaction where a buyer purchases property from a "Distressed Homeowner" (defined by Chapter 61.34 RCW), allows the Distressed Homeowner to continue to occupy the property, and promises to convey the property back to the Distressed Homeowner or promises the Distressed Homeowner an interest in, or portion of, the proceeds from a resale of the property.

14. SELLER DISCLOSURE STATEMENT. Unless Seller is exempt under RCW 64.06, Seller shall provide to Firm as soon as reasonably practicable, a completed "Seller Disclosure Statement" (Form 17 (Residential)), (Form 17C (Unimproved Residential)), or (Form 17 Commercial). Seller shall indemnify, defend, and hold Firm harmless from and against any and all claims that the information Seller provides on Form 17, Form 17C, or Form 17 Commercial is inaccurate.

15. CLOSING. Seller shall furnish and pay for a buyer's policy of title insurance showing marketable title to the Property. Seller shall pay real estate excise tax and one-half of any escrow fees or such portion of escrow fees and any other fees or charges as provided by law in the case of a FHA, USDA, or VA financed sale. Rent, taxes, interest, reserves, assumed encumbrances, homeowner fees and insurance are to be prorated between Seller and the buyer as of the date of closing. Seller shall prepare and execute a certification (NWMLS Form 22E or equivalent) under the Foreign Investment in Real Property Tax Act ("FIRPTA") and Firm may provide a copy of the FIRPTA certification to escrow and the buyer. If Seller is a foreign person or entity, and the sale is not otherwise exempt from FIRPTA, Seller acknowledges that a percentage of the amount realized from the sale will be withheld for payment to the Internal Revenue Service and Seller shall pay any fees, including any fees incurred by the buyer, related to such withholding and payment.

16. DAMAGES IN THE EVENT OF BUYER'S BREACH. In the event Seller retains earnest money as liquidated damages on a buyer's breach, any costs advanced or committed by Firm on Seller's behalf shall be paid therefrom and the balance shall be retained by Seller; divided equally between Seller and Firm (retained by Seller if not checked).

17. ATTORNEYS' FEES. In the event either party employs an attorney to enforce any terms of this Agreement and is successful, the other party agrees to pay reasonable attorneys' fees. In the event of trial, the successful party shall be entitled to an award of attorneys' fees and expenses; the amount of the attorneys' fees and expenses shall be fixed by the court. The venue of any suit shall be the county in which the Property is located.

 2-25-26  2-25-26
Seller's Initials Date Seller's Initials Date

ARCHAEOLOGICAL & HISTORIC PRESERVATION SITE
DISCLOSURE

Daniel and Charlotte Lee. ("Seller") concerning

Tax #7 Of 10-40-41 (the "Property").

____ (initials) Buyer has been provided with a copy of the "Archaeological Sites, Districts & Cemeteries Per County" map regarding the possibility that Archaeological Site(s) may exist on the Property pursuant to the WA State Department of Archaeology and Historic Preservation (DAHP) data base. Buyer has also been provided with the two page State of Washington Department of Archaeology & Historic Preservation Prospective Purchaser Information Request Form regarding Archaeological Sites.

DD-L (initials) Seller IS NOT AWARE of Archaeological Site(s) on the Property.

____ (initials) Seller IS AWARE of Archaeological Site(s) on the Property.

At Buyers request, Seller shall sign the DAHP Prospective Purchaser Information Request Form regarding Archaeological Sites.

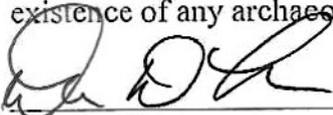
ARCHAEOLOGICAL SITES:

Pursuant to RCW 42.56.300, if there is an archaeological site(s) on the property, Seller is not allowed to disclose the location of the archaeological site(s) or other details. Seller can only refer any potential Buyer to the Department of Archaeology and Historic Preservation (DAHP) for further information.

Department of Archaeology and Historic Preservation (DAHP)
P.O. Box 48343
Olympia, WA 98504-8343
(360)586-3081

An "archaeological site" is defined in RCW 27.53.030.

Buyer holds the Seller, the real estate agents, and the closing agent in this transaction harmless from any and all damage(s) or liability that may arise from the location or existence of any archaeological site(s) that may exist on the Property.



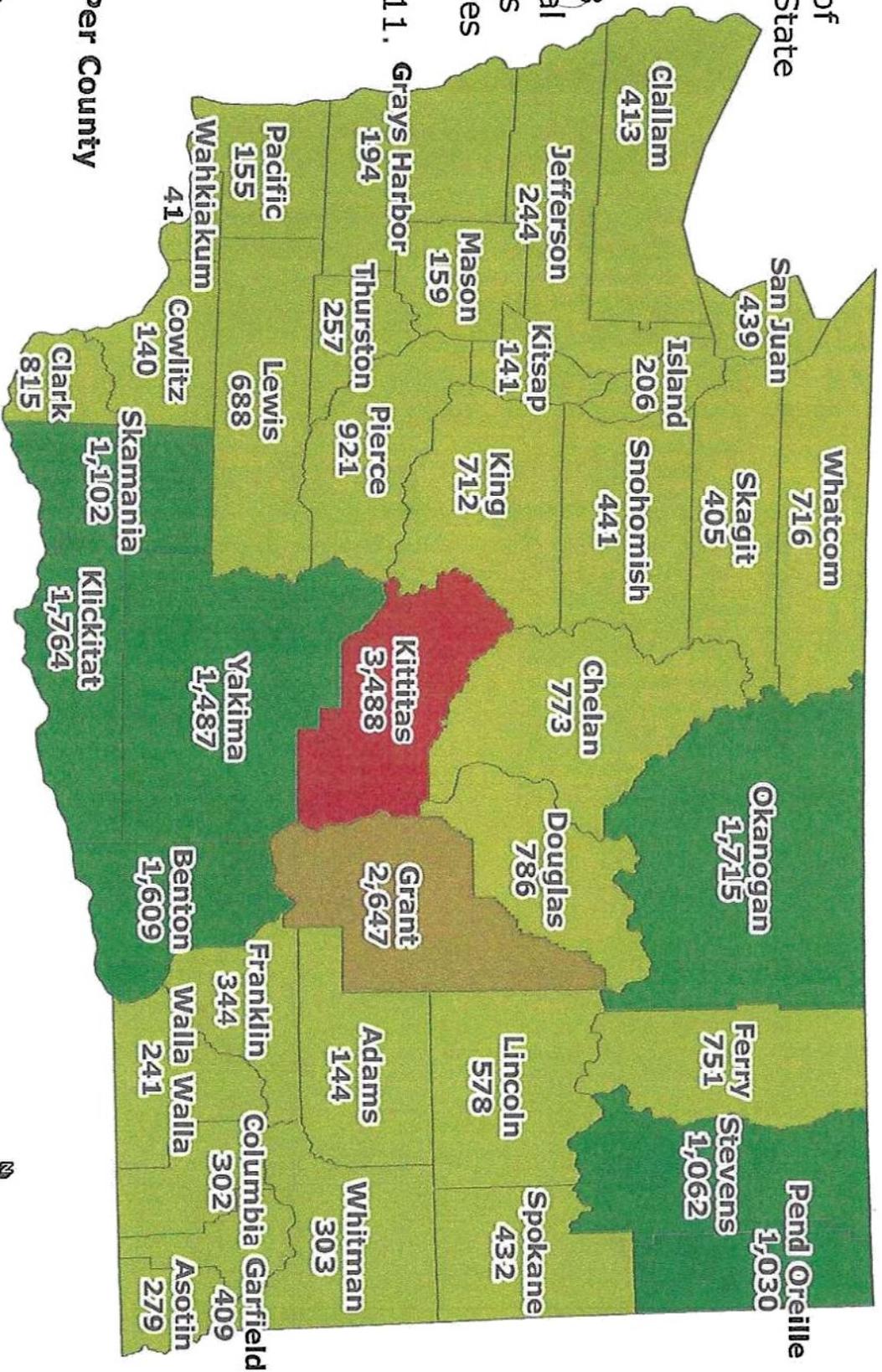
Seller's Signature

Buyer's Signature

Archaeological Sites, Districts & Cemeteries Per County

0.00024% of Washington State has been inventoried.

There have been **28,333** archaeological sites, districts and cemeteries inventoried as of July 2011.



Inventories Per County

- 0
- 1 - 999
- 1,000 - 1,999
- 2,000 - 2,999
- 3,000 - 3,488



1063 South Capitol Way, PO BOX 48343
 Olympia Washington 98504-8343
 Phone 360-586-3081 Fax 360-586-3067
 www.dahp.wa.gov
 Map Created July 2011

**ALTA COMMITMENT FOR TITLE
INSURANCE EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
Stevens County Title & Escrow

File No.: 26-43455-SCT

That part of Section 10, Township 40 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:
Commencing at the Southwest corner of said Section 10; thence North 1°33'37" East along the West line for a distance of 4,403.81 feet; thence South 89°24'02" East for a distance of 910.57 feet to the True Point of Beginning; thence South 30°10'46" West for a distance of 563.36 feet; thence South 89°24'02" East for a distance of 1,990.00 feet, more or less, to the East line of the W1/2 of said Section 10; thence North along said East line for a distance of 490.00 feet, more or less, to the intersection of a line that bears South 89°24'02" East from the True Point of Beginning; thence North 89°24'02" West along said line for a distance of 1,720.00 feet, more or less, to the True Point of Beginning.

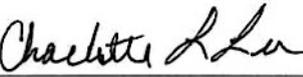
Abbreviated Legal: Ptn Section 10, 40-41

Tax Parcel No.: 5693000

Property Address: 40XX North Stone Mountain Road, Colville, WA 99114

Seller:  _____

Buyer: _____

Seller:  _____

Buyer: _____

The address shown above is provided for information only, as a convenience for the customer and is not included in the legal description to be insured. The Address was determined by public records and the Company assumes no liability for any inaccuracy of the address.

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:

40XX North Stone Mountain Way. Colville. WA 99114
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 4085 N. Stone Mt. Way. Colville WA 99114
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.

D D Lee 2-25-26 Charlotte L Lee 2-25-26
Seller Daniel D Lee Date Seller Charlotte L Lee. 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