

**SELLER DISCLOSURE STATEMENT  
UNIMPROVED PROPERTY**

**SELLER: Ryan M Schultz, Creslin J Schultz** 1

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. 2  
3  
4  
5

**INSTRUCTIONS TO THE SELLER** 6

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. 7  
8  
9  
10  
11

**NOTICE TO THE BUYER** 12

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT TBD Barzee Rd, CITY Colville, STATE WA, ZIP 99114, COUNTY Stevens ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. 13  
14  
15  
16

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. 17  
18  
19  
20  
21  
22  
23

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. 24  
25  
26

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. 27  
28  
29  
30  
31  
32  
33

Seller [ ] is/  is not occupying the Property. 34

**I. SELLER'S DISCLOSURES:** 35

\*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. 36  
37

**1. TITLE** 38  
39

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  
49

RS SELLER'S INITIALS Date \_\_\_\_\_ CS 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? .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	52
*G. Is there any study, survey project, or notice that would adversely affect the property? .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	53
*H. Are there any pending or existing assessments against the property? .....	[ ]	[ ]	<input checked="" 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 checked="" type="checkbox"/>	[ ]	55 56
*J. Is there a boundary survey for the property? .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	57
*K. Are there any covenants, conditions, or restrictions recorded against title to the property? .....	[ ]	[ ]	<input checked="" 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.



**2. WATER**

**A. Household Water**

(1) Does the property have potable water supply? .....	<input checked="" type="checkbox"/>	[ ]	[ ]	[ ]	66 67
(2) If yes, the source of water for the property is: [ ] Private or publicly owned water system					68
<input checked="" type="checkbox"/> Private well serving only the property * [ ] Other water system					69
*If shared, are there any written agreements? .....	[ ]	[ ]	[ ]	[ ]	70
* (3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? .....	<input checked="" type="checkbox"/>	[ ]	[ ]	[ ]	71 72
* (4) Are there any problems or repairs needed? .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	73
(5) Is there a connection or hook-up charge payable before the property can be connected to the water main? .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	74 75
(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.) .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	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.) .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	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.)? .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	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.) .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	88 89
(a) If yes, has all or any portion of the water right not been used for five or more successive years? .....	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	90 91
(b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .....	[ ]	[ ]	[ ]	[ ]	92 93

 \_\_\_\_\_  
 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 checked="" type="checkbox"/> [ ] [ ] [ ]					96
If so, please identify the entity that supplies irrigation water to the property: _____					97 98
<b>C. Outdoor Sprinkler System</b>					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? [ ] [ ] [ ] [ ]					101
*(3) If yes, is the sprinkler system connected to irrigation water? [ ] [ ] [ ] [ ]					102
<b>3. SEWER/SEPTIC SYSTEM</b>					103
<b>A. The property is served by:</b>					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>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?</b> [ ] <input checked="" type="checkbox"/> [ ] [ ] [ ]					109 110
<b>C. If the property is connected to an on-site sewage system:</b>					111
*(1) Was a permit issued for its construction? [ ] [ ] [ ] [ ]					112
*(2) Was it approved by the local health department or district following its construction? [ ] [ ] [ ] [ ]					113
(3) Is the septic system a pressurized system? [ ] [ ] [ ] [ ]					114
(4) Is the septic system a gravity system? [ ] [ ] [ ] [ ]					115
*(5) Have there been any changes or repairs to the on-site sewage system? [ ] [ ] [ ] [ ]					116
(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? [ ] [ ] [ ] [ ]					117 118
If no, please explain: _____					119
*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? [ ] [ ] [ ] [ ]					120 121
<b>4. ELECTRICAL/GAS</b>					122
<b>A. Is the property served by natural gas?</b> [ ] [ ] <input checked="" type="checkbox"/> [ ] [ ]					123
<b>B. Is there a connection charge for gas?</b> [ ] [ ] <input checked="" type="checkbox"/> [ ] [ ]					124
<b>C. Is the property served by electricity?</b> [ ] [ ] <input checked="" type="checkbox"/> [ ] [ ]					125
<b>D. Is there a connection charge for electricity?</b> [ ] [ ] <input checked="" type="checkbox"/> [ ] [ ]					126
<b>*E. Are there any electrical problems on the property?</b> [ ] [ ] <input checked="" type="checkbox"/> [ ] [ ]					127
<b>5. FLOODING</b>					128
<b>A. Is the property located in a government designated flood zone or floodplain?</b> [ ] <input checked="" type="checkbox"/> [ ] [ ] [ ]					129

RS  
SELLER'S INITIALS      Date

CS  
SELLER'S INITIALS      Date





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

- |   | YES                      | NO                                  | DON'T<br>KNOW                       | N/A                      |            |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|------------|
| *C. Is the property classified or designated as forest land or open space? .....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 166<br>167 |
| D. Do you have a forest management plan? If yes, attach. ....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 169        |
| *E. Have any development-related permit applications been submitted to any government agencies? ..  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 170        |
| If the answer to E is "yes," what is the status or outcome of those applications?   |                          |                                     |                                     |                          | 171<br>172 |
| _____   |                          |                                     |                                     |                          |            |
| F. Is the property located within a city, county, or district or within a department of natural resources<br>fire protection zone that provides fire protection services? ..... | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 173<br>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<br>buyer should know about? .....  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 176<br>177<br>178        |
| B. Verification   |                          |                          |                                     |                          | 179                      |
| The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and<br>Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and<br>against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a<br>copy of this disclosure statement to other real estate licensees and all prospective buyers of the property. |                          |                          |                                     |                          | 180<br>181<br>182<br>183 |

	4-22-26		4-22-26	184
Seller	Date	Seller	Date	185
<b>Ryan M Schultz</b>		<b>Creslin J Schultz</b>		

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
_____	188
_____	189
_____	190
_____	191
_____	192
_____	193
_____	194
_____	195
_____	196
_____	197
_____	198
_____	199
_____	200
_____	201
_____	202
_____	203
_____	204
_____	205
_____	206
_____	207
_____	208
_____	209
_____	210
_____	211
_____	212