



**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. **6.000** % of the sales price; \$ \_\_\_\_\_; other \_\_\_\_\_; or
    - ii. If the buyer is not represented by a buyer brokerage firm, the Listing Firm compensation shall be **6.000** % 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 Information and Photographs (collectively, 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 provide 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 provided, 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.

WRA 5/31/20

Seller's Initials \_\_\_\_\_ Date \_\_\_\_\_ Seller's Initials \_\_\_\_\_ Date \_\_\_\_\_

**EXCLUSIVE SALE AND LISTING 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 provided shall be responsible for, and Seller shall indemnify and hold them harmless 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, Seller warrants that Seller has the necessary rights in the Photographs 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 and any supplemental document describing features or conditions of the Property (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.

WBA      5/31/26  
Seller's Initials      Date      Seller's Initials      Date

**EXCLUSIVE SALE AND LISTING AGREEMENT**

- 18. SELLER OPT-OUT.** Check one if applicable: 141
- a.  I have advised Listing Broker that I do not want the listed property to be displayed on the internet; or 142
  - b.  I have advised Listing Broker that I do not want the address of the listed property to be displayed on the internet. 143
  - c. I understand and acknowledge that, if I have selected option (a), consumers who conduct searches for listings on the internet will not see information about the listed property in response to their search. 144  
145

- 19. OTHER.** 146
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Seller's Signature Alexander Trust Date 5/31/26

\_\_\_\_\_  
Seller's Signature Date 175

winery@chinabend.com  
Seller E-mail Address

(509)680-2192  
Seller Phone Number 176

Windermere Countryside Northport  
Listing Firm

  
Listing Broker's Signature Date 5/31/26 177

25000475  
Listing Firm License Number

9134  
Listing Broker License Number 178

john@newarealestate.com  
Listing Broker E-mail Address

509-732-6269  
Listing Broker Phone Number 179



General Information				
<u>Listing Member</u>	Windermere Countryside, Northport.			Co-listing Member
Address Information				
County*	Stevens	Area*	S-6	
St #	4295	St Dir Prefix*	Street Name	Northport Flat Creek.
			St Stx*	Rd
			St Dir Suffix*	Address 2
City*	Northport	State/Province*	WA	Zip Code*
			99157	Parcel #
				2402400
Contract Information				
List Date	6/1/2026	Expire Date	11/30/26	Price
				\$399,000
Is Seller Foreign?*	no	Contact Type*	Agent	Contact Phone Type*
				cell
Occupant Name		Other Name		Sign*
				Yes
Navigation Sys Used*		GPS Coordinates		Assumable*
Property Information				
Type*	Residential acreage.	Realtor.COM Type*	Residential acreage.	Construction Status*
				Total Bedrooms
				3
Total Bathrooms	1	Basement Sq Ft	480	1st Floor Sq Ft
				1,160
				2nd Floor Sq Ft
				288
3rd Floor Sq Ft		Approx Total Sq Ft	1,928	Stories
				Basement*
				Yes
Waterfront*	No	Lot Dimensions	Irregular.	# of Acres
				6.2
				Borders Gov't*
# Units	1	Construction*	Frame	Year Built
				2003
Location Tax & Legal				
Taxes	TBD	Tax Yr		Special Tax Class*
				YES
Map Page # / Remarks		Nearest Town	Northport	Miles/Nearest Town
				2
Township	40	Range	39	Section
				36
Closing Agent	Montgomery	HOA*		Title Co
				SCT
				Title Co. Order #
Legal	See exhibit A.			
Remarks & Misc				
Hot Sheet Comment				
Public Remarks	Well constructed home on over 6 pristine timbered acres. Just across the street from the Columbia River. Nice open floor plan with vaulted ceilings and plenty of windows to let in lots of light. Enjoy your large, beautiful deck, great for barbecuing and socializing with friends. This quiet and serene setting allows you the opportunity to relax and enjoy the comforts of your home. There is also a nice pole building with an insulated shop and concrete floor. You will also enjoy your circular driveway through the trees coming in from your beautiful view of the Columbia River.			
Agent Remarks	Home square footage, property boundaries and amount of acreage, to be confirmed by purchaser and their selling agent. This is an estate sale, seller makes no representation other than indicate on the listing documents			
Directions	Drive North on Highway 25 cross the Columbia River at Northport, turn left on Flat Creek Rd. drive approximately 2 miles ,look for sign. Property on your right.			

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

**Mobile/Manufactured**

Plat Name: \_\_\_\_\_

Mobile Make: \_\_\_\_\_

Title Eliminated: \_\_\_\_\_

Length: \_\_\_\_\_

Width: \_\_\_\_\_

Serial #: \_\_\_\_\_

Fees: \_\_\_\_\_

**Design: 1 to 13 req'd**

A Frame  Bungalow

Cape Cod  Colonial

Contemporary  Craftsman

Log  Mid Entry/Tri Level

Rancher  Shouse

Townhouse  Traditional

Tudor  Victorian

Remarks: \_\_\_\_\_

**Basement: 1 to 13 req'd**

Daylight  Dirt Floor

Family/Rec Room  Finished

Full  Insulated

Outside Entrance Only  Partial

Partially Finished  Sump Pump

Unfinished  Walk-Out Access

Work Shop  None

Remarks: \_\_\_\_\_

**Foundation: 1 to 14 req'd**

Basement  Block

Brick  Concrete Perimeter

Craw Space  Insulated

Pole  Post Pillar

Ribbons/Tie Downs  Rock

Slab  Treated Wood

None

Remarks: \_\_\_\_\_

**Siding: 1 to 17 req'd**

Asbestos  Block

Brick  Brick Accents

Cedar  Hardboard

Log  Metal

Shake  Shingle

Stone  Stone Accents

Stucco  T-111

Vinyl  Wood

Remarks: \_\_\_\_\_

**Roof: 1 to 11 req'd**

Composition  Flat

Metal  Pitched

Rolled  Shake

Slate  Tar

Tile  Torch Down

Remarks: \_\_\_\_\_

**Patio/Deck**

Balcony  Covered

Deck  Enclosed

Gazebo  Patio

Porch  Sun Room

Remarks: \_\_\_\_\_

**Interior Amenities**

Central Vacuum  1 St Floor Primary

Cable/Satellite  Ceiling Fans

Data Wiring  Handicap Access

Island  Jetted Tub

Security System  Sky Light

Sump Pump  Tile Floors

Vaulted Ceilings  Walk-In Closet

Wet Bar  Wood Floors

Remarks: \_\_\_\_\_

**Appliances: 1 to 17 req'd**

Built-In Electric Oven  Built-In Gas Oven

Water Purifier  Cook Top

Dishwasher  Disposal

Double Oven  Dryer

Electric Range  Freezer

Gas Range  Indoor Grill

Microwave  Range Hood

Refrigerator  Trash Compactor

Washer  Water Filter

Water Softener  Microhood

None

Remarks: \_\_\_\_\_

**Laundry Room**

Basement  In Family Room

Kitchen/Dining  Main Level

Separate Room  Upper Level

In Garage  None

Remarks: \_\_\_\_\_

**Other Rooms**

Den/Study  Fruit Room

Game Room  Loft

Mud Room  Office

Pantry  Sewing or Hobby

Sun Room  Workshop

Remarks: \_\_\_\_\_

**Garage: 1 to 9 req'd**

Carport Attached  Carport Detached

Garage Attached  Garage Detached

Garage Door Opener  Garage/Shop

RV Parking  None

Remarks: \_\_\_\_\_

**Auto Storage: 1 to 6 req'd**

None  One Car

Two Car  Three Car

Four Car  Five Car

Six Car  Seven Car

Remarks: \_\_\_\_\_

**Outdoor Amenities**

Above Ground Pool  Built in Hot Tub

Free Standing HotTub  Golf Membership

Handicap Access  In-Ground Pool

Satellite Dish  Sprinkler System

Remarks: \_\_\_\_\_

**Other Structures**

Airplane Hangar  Arena

Barn(s)  Boat House

Cave(s)  Corral(s)

Covered Arena  Garage(s)

Gazebo  Grain Storage

Greenhouse  Guest House

Kennel/Dog Run  Mobile Home

Outbuilding(s)  Outdoor Kitchen

Pergola  Pool House

Poultry Coop  Residence

RV/Boat Storage  Second Garage

Second Residence  Shed(s)

Stable(s)  Storage

Tennis Court(s)  Workshop

None  Other

See Remarks

**Heating: 1 to 24 req'd**

Wall Furnace  Baseboard

Central  Circulating Fan(s)

Electric  Fireplace(s)

Floor Furnace  Forced Air

Free Standing  Gas Log

Heat Pump  Hot Water

Insert  Natural Gas

Oil  Pellet Stove

Propane  Radiant Ceiling

Radiant Floor  Solar

Space Heater  Steam

Wall Unit  Wood

Wood Stove  None

Remarks: \_\_\_\_\_

**Cooling**

Mini Split  Attic Fan

Central Air  Electric

Gas  Humidifier

Roof Evaporator  Wall Unit(s)

Window Unit(s)

Remarks: \_\_\_\_\_

**Water Heater**

Electric  Natural Gas

None  On Demand

Propane  Solar

Other

Remarks: \_\_\_\_\_

**Electric Service: 1 to 7 req'd**

100 Amp  200 Amp

3 Phase  400 Amp

Backup System  Breakers

Fuses  Off Grid

Solar  Wired for Generator

None  See Remarks

**Water System: 1 to 10 req'd**

Community System  Drilled Well

Dug Well  Gravity Feed

Holding Tank  Public Water

Spring  Well Shared

None

Remarks: \_\_\_\_\_

**Sewer: 1 to 11 req'd**

Community System  Compost

Enhanced  Mound

Non-Permitted System  Pressure

Public Sewer  Pump

Septic/Drainfield  None

Remarks: \_\_\_\_\_

**Utility Providers**

Electricity: Avista

Garbage: \_\_\_\_\_

Gas: \_\_\_\_\_

Internet: \_\_\_\_\_

Phone: \_\_\_\_\_

Sewer: \_\_\_\_\_

Water: \_\_\_\_\_

Other: \_\_\_\_\_

**Internet Access**

Dial-Up  DSL

Satellite  Line of Sight

None

**Highlights**

Agricultural Crops  Fenced

Garden Space  Heavily Treed

Irrigation System  Landscaped

Minimal Trees  Moderately Treed

Orchard  Pasture

Range

Remarks: \_\_\_\_\_



Seller's Signature

  
\_\_\_\_\_  
Seller

5/31/26  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

Listing Broker's Signature

  
\_\_\_\_\_  
Listing Broker

5/31/26  
\_\_\_\_\_  
Date

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

ISSUED BY  
Stevens County Title & Escrow

**File No.: 26-44857-SCT**

Parcel 2402400:

Lot(s) A of Short Plat No. SP 4-86, according to Plat recorded April 7, 1986, under Auditor's File No. 8600131, located in Government Lot 9 (Pellassus Indian Allotment) of Section 36, Township 40 North, Range 39 East, W.M., in Stevens County, Washington.

Abbreviated Legal: Lot A SP 4-86, 36-40-39

Tax Parcel No.: 2402400

Property Address: 4295 Northport Flat Creek Road, Northport, WA 99157

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.**

ARCHAEOLOGICAL & HISTORIC PRESERVATION SITE  
DISCLOSURE

Alexander Trust. ("Seller") concerning  
4295 Northport Flat Creek Road. (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.

WBA (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.

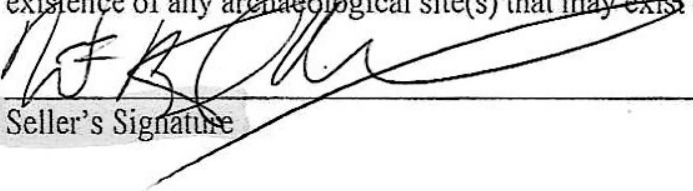
ARCHAEOLOGICAL SITES:

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.

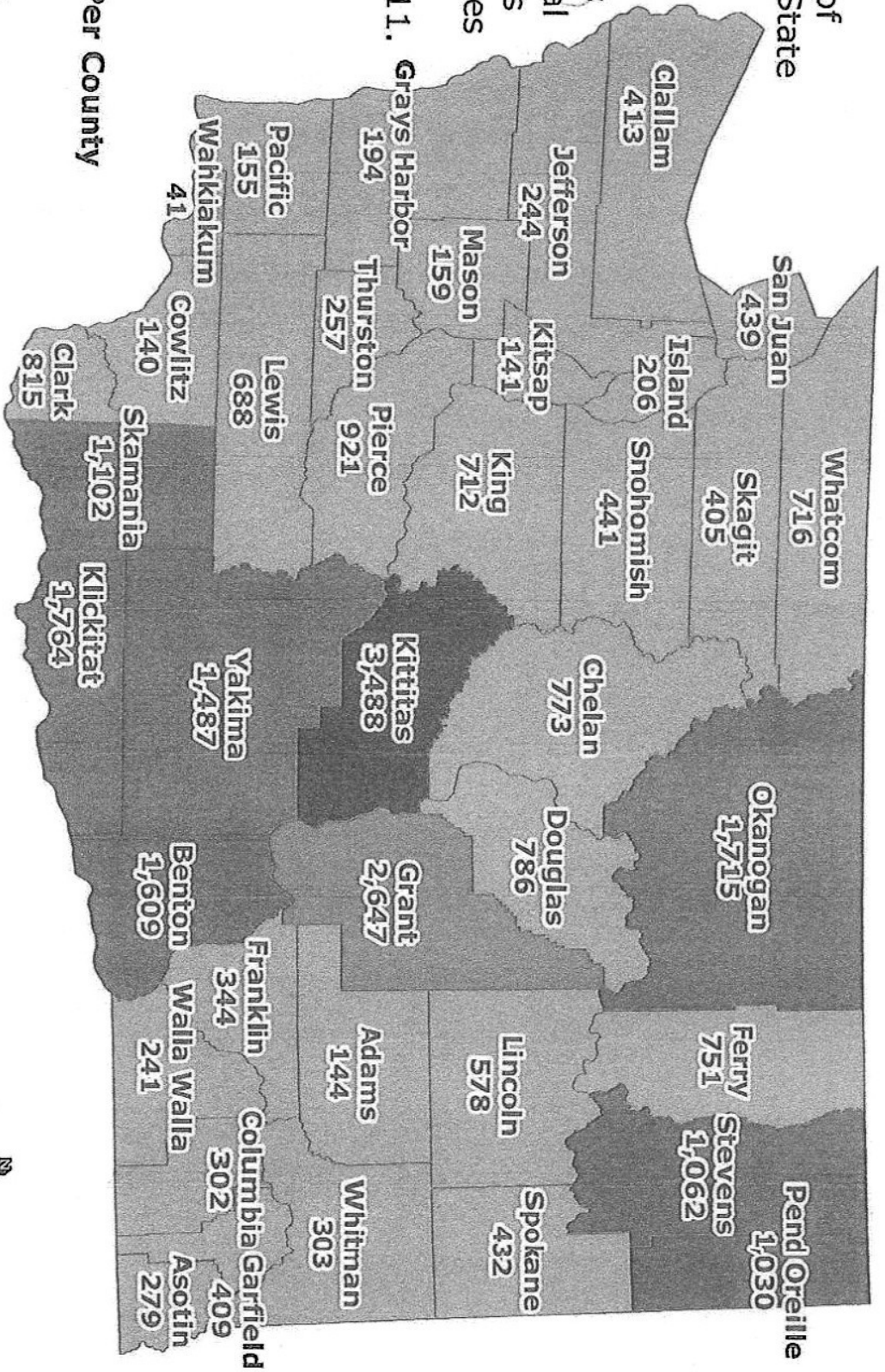
  
\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
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 Capital Way, PO BOX 48343  
 Olympia Washington 98504-8343  
 Phone 360-586-5081 Fax 360-586-3067  
 www.dahp.wa.gov  
 Map Created July 2011



## Sellers Estimated Closing Costs Alexander

	Debit	Credit
Sales price-----		\$399,000
Excise tax at 1.53%-----	\$6,105	
Title insurance policy-----	\$1,029	
Standard closing agent's fee (1/2)-----	\$727	
Real estate marketing fee-----@6%-----	\$23,940	
Recording fees-----	\$50	
Escrow setup fee-----	\$100	
Other expenses-----	\$100	
 Totals	 (A) <u>\$32051</u>	 (B) <u>\$399.000</u>

\$366,949      Approximate proceeds to seller at closing

John H Corcoran	5/31/2026
<div style="display: flex; justify-content: space-between;"> <span>Realtor</span> <span>Date</span> </div>	<div style="display: flex; justify-content: space-between;"> <span></span> <span>5/31/26</span> </div>
Seller	Date

\*These figures our estimates based on our experience and reflect current rates and charges. Actual proceeds will be calculated by and escrow officer and will vary with the specifics of the final sales transaction.