

RE/MAX Select Associates, Inc.
327 S Main St
Colville, WA 99114
Phone: 509-684-1000

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Form: 17 Comm
Seller Disclosure Statement -
Commercial
Rev. 7/2015
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SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

SELLER: Gary D Nutt Meredith L Nutt

To be used in transfers of commercial real estate as defined in RCW 60.42.005. 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 Buyer and Seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 4404 Highway 31, CITY lone, STATE WA, COUNTY Pend Oreille, ("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.

YES NO DON'T N/A
KNOW

1. TITLE

SELLER'S INITIALS: [Signature] DATE: 9/17/26 SELLER'S INITIALS: [Signature] DATE: 9/17/26

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- 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..... | ☐ | ☒ | ☐ | ☐ |
| (2) Option | ☐ | ☒ | ☐ | ☐ |
| (3) Lease or rental agreement | ☐ | ☒ | ☐ | ☐ |
| (4) Life estate?..... | ☐ | ☒ | ☐ | ☐ |
- *C. Are there any encroachments, boundary agreements, or boundary disputes?... ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *D. Is there any leased parking? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *E. Is there a private road or easement agreement for access to the property? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *F. Are there any rights-of-way, easements, shared use agreements or limitations? ☒ YES ☐ NO ☐ DON'T KNOW ☐ N/A
- *G. Are there any written agreements for joint maintenance of an easement or right-of-way? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *H. Are there any zoning violations or nonconforming uses?..... ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *I. Is there a survey for the property? ☐ YES ☐ NO ☒ DON'T KNOW ☐ N/A
- *J. Are there any legal actions pending or threatened that affect the property? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *K. Is the property in compliance with the Americans with Disabilities Act?..... ☐ YES ☐ NO ☒ DON'T KNOW ☐ N/A

2. WATER

- *Are there any water rights for the property, such as a water right permit, certificate, or claim? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A

3. SEWER/ON-SITE SEWAGE SYSTEM

- *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? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A

4. STRUCTURAL

- *A. Has the roof leaked within the last 5 years? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *B. Has any occupied subsurface flooded or leaked within the last five years? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *C. Have there been any conversions, additions or remodeling?..... ☒ YES ☐ NO ☐ DON'T KNOW ☐ N/A
- *(1) If yes, were all building permits obtained? ☒ YES ☐ NO ☐ DON'T KNOW ☐ N/A
- *(2) If yes, were all final inspections obtained? ☒ YES ☐ NO ☐ DON'T KNOW ☐ N/A
- *D. Has there been any settling, slippage, or sliding of the property or its improvements? ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- *E. Are there any defects with the following: (If yes, please check applicable items and explain.) ☐ YES ☒ NO ☐ DON'T KNOW ☐ N/A
- ☐ Foundations ☐ Slab Floors

SELLER'S INITIALS: Yool DATE: 9/17/26 SELLER'S INITIALS: WSD DATE: 9/17/26

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- | | |
|---|---|
| ☐ Doors | ☐ Outbuildings |
| ☐ Ceilings | ☐ Exterior Walls |
| ☐ Sidewalks | ☐ Siding |
| ☐ Interior Walls | ☐ Other _____ |
| ☐ Windows | |

5. SYSTEMS AND FIXTURES

*A. Are there any defects in the following systems? If yes, please explain.

- | | YES | NO | DON'T KNOW | N/A |
|---------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| (1) Electrical system | ☐ | ☒ | ☐ | ☐ |
| (2) Plumbing system | ☐ | ☒ | ☐ | ☐ |
| (3) Heating and cooling systems | ☐ | ☒ | ☐ | ☐ |
| (4) Fire and security system | ☐ | ☐ | ☐ | ☒ |
| (5) Carbon monoxide alarms..... | ☐ | ☐ | ☐ | ☒ |

6. ENVIRONMENTAL

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| *A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property? | ☐ | ☒ | ☐ | ☐ |
| *B. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides? | ☐ | ☒ | ☐ | ☐ |
| *C. Are there any shorelines, wetlands, floodplains, or critical areas on the property? | ☐ | ☒ | ☐ | ☐ |
| *D. 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? | ☐ | ☐ | ☒ | ☐ |
| *E. Is there any soil or groundwater contamination? | ☐ | ☐ | ☒ | ☐ |
| *F. Has the property been used as a legal or illegal dumping site? | ☐ | ☒ | ☐ | ☐ |
| *G. Has the property been used as an illegal drug manufacturing site? | ☐ | ☒ | ☐ | ☐ |

7. FULL DISCLOSURE BY SELLER

A. Other conditions or defects:

- *Are there any other existing material defects affecting the property that a prospective buyer should know about?
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| ☐ | ☒ | ☐ | ☐ |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

B. Verification

The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

SELLER'S INITIALS: AM DATE: 9/17/26 SELLER'S INITIALS: WSD DATE: 9/17/26

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[Signature]
Seller

9/17/26
Date

[Signature]
Seller

9/17/26
Date

SELLER'S INITIALS: [Signature] DATE: 9/17/26 SELLER'S INITIALS: [Signature] DATE: 9/17/26

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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).

SELLER'S INITIALS: HW DATE: 9/17/24 SELLER'S INITIALS: NRD DATE: 9/17/24

SELLER'S INITIALS: Med DATE: 9/17/24 SELLER'S INITIALS: USPO DATE: 9/17/26

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Buyer Date Buyer Date

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

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.

Buyer Date Buyer Date

SELLER'S INITIALS: RM DATE: 9/17/26 SELLER'S INITIALS: YAS DATE: 9/17/26