

JFM

3/21/26

CRV

3/21/26

- 40 (1) First right of refusal
- 41 (2) Option
- 42 (3) Lease or rental agreement
- 43 (4) Life estate
- 44 C. Are there any encroachments, boundary agreements, or boundary disputes?
- 45 D. Is there a private road or easement agreement for access to the property?
- 46 E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?
- 47 F. Are there any written agreements for joint maintenance of an easement or right-of-way?
- 48 G. Is there any study, survey project, or notice that would adversely affect the property?
- 49 H. Are there any pending or existing assessments against the property?
- 50 I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?

38 A. Do you have legal authority to sell the property? If no, please explain.

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

40 (1) First right of refusal

41 (2) Option

42 (3) Lease or rental agreement

43 (4) Life estate

44 C. Are there any encroachments, boundary agreements, or boundary disputes?

45 D. Is there a private road or easement agreement for access to the property?

46 E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?

47 F. Are there any written agreements for joint maintenance of an easement or right-of-way?

48 G. Is there any study, survey project, or notice that would adversely affect the property?

49 H. Are there any pending or existing assessments against the property?

50 I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?

51 J. Are there any other matters that you wish to disclose to the Buyer?

52 K. Are there any other matters that you wish to disclose to the Buyer?

53 L. Are there any other matters that you wish to disclose to the Buyer?

54 M. Are there any other matters that you wish to disclose to the Buyer?

55 N. Are there any other matters that you wish to disclose to the Buyer?

56 O. Are there any other matters that you wish to disclose to the Buyer?

57 P. Are there any other matters that you wish to disclose to the Buyer?

58 Q. Are there any other matters that you wish to disclose to the Buyer?

59 R. Are there any other matters that you wish to disclose to the Buyer?

60 S. Are there any other matters that you wish to disclose to the Buyer?

61 T. Are there any other matters that you wish to disclose to the Buyer?

62 U. Are there any other matters that you wish to disclose to the Buyer?

63 V. Are there any other matters that you wish to disclose to the Buyer?

64 W. Are there any other matters that you wish to disclose to the Buyer?

65 X. Are there any other matters that you wish to disclose to the Buyer?

66 Y. Are there any other matters that you wish to disclose to the Buyer?

67 Z. Are there any other matters that you wish to disclose to the Buyer?

68 AA. Are there any other matters that you wish to disclose to the Buyer?

69 AB. Are there any other matters that you wish to disclose to the Buyer?

70 AC. Are there any other matters that you wish to disclose to the Buyer?

71 AD. Are there any other matters that you wish to disclose to the Buyer?

SELLER: 2716/2718 E 37th Ave, LLC

Seller Joseph P and Cynthia K Montes

To be used in transfers of improved residential real property, including residential dwellings up to four units, new construction, dwellings in a residential common interest community not subject to a public offering statement, condominiums not subject to a public offering statement, certain timeshares, and manufactured and mobile homes. 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 2716 E 37th AVE, CITY Spokane, COUNTY Spokane, STATE WA, ZIP 99223, LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. ("THE PROPERTY") OR AS

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.

1. 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.

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?

D. Is there a private road or easement agreement for access to the property?

E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property?

F. Are there any written agreements for joint maintenance of an easement or right-of-way?

G. Is there any study, survey project, or notice that would adversely affect the property?

H. Are there any pending or existing assessments against the property?

I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?

J. Are there any other matters that you wish to disclose to the Buyer?

K. Are there any other matters that you wish to disclose to the Buyer?

SELLER DISCLOSED PROPERTY

(Continued)

54 YES NO DONT N/A
 55 KNOW
 56
 57

58 **NOTICE TO BUYER:** Covenants or deed restrictions based on race, creed, sexual orientation,
 59 or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington
 60 law allows for the illegal language to be struck by bringing an action in superior court or by the
 61 free recording of a restrictive covenant modification document. Many county auditor websites
 62 provide a short form with instructions on this process.

63 **A. Household Water**
 64 (1) The source of water for the property is: Private or publicly owned water system
 65 Private well serving only the subject property Other water system
 66 *If shared, are there any written agreements?
 67
 68 (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the
 69 water source?
 70
 71 (3) Are there any problems or repairs needed?
 72
 73 (4) During your ownership, has the source provided an adequate year-round supply of potable water? ..
 74
 75 If no, please explain: _____
 76 (5) Are there any water treatment systems for the property?
 77
 78 If yes, are they: Leased Owned
 79 (6) Are there any water rights for the property associated with its domestic water supply, such
 80 as a water right permit, certificate, or claim?
 81
 82 (a) If yes, has the water right permit, certificate, or claim?
 83
 84 (b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?
 85
 86
 87 (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed?
 88
 89
 90 (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity?
 91
 92
 93 If so, please identify the entity that supplies water to the property: _____

94 **B. Irrigation Water**
 95 (1) Are there any irrigation water rights for the property, such as a water right permit,
 96 certificate, or claim?
 97
 98 (a) If yes, has all or any portion of the water right not been used for five or more
 99 successive years?
 100
 101 (b) If so, is the certificate available? (If yes, please attach a copy.)
 102
 103 (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed?
 104
 105
 106 (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity?
 107
 108
 109 If so, please identify the entity that supplies water to the property: _____

110 **C. Outdoor Sprinkler System**
 111 (1) Is there an outdoor sprinkler system for the property?
 112
 113 (2) If yes, are there any defects in the system?
 114
 115 (3) If yes, is the sprinkler system connected to irrigation water?
 116

117 **3. SEWER/ON-SITE SEWAGE SYSTEM**
 118 A. The property is served by:
 119 Public sewer system On-site sewage system (including pipes, tanks, drainfields, and all other component parts)
 120 Other disposal system
 121 Please describe: _____
 122 B. If public sewer system service is available to the property, is the house connected to
 123 the sewer main?
 124
 125 If no, please explain: _____

126 _____
 127 _____
 128 _____
 129 _____
 130 _____

131 _____
 132 _____
 133 _____
 134 _____
 135 _____

136 _____
 137 _____
 138 _____
 139 _____
 140 _____

141 _____
 142 _____
 143 _____
 144 _____
 145 _____

146 _____
 147 _____
 148 _____
 149 _____
 150 _____

151 _____
 152 _____
 153 _____
 154 _____
 155 _____

156 _____
 157 _____
 158 _____
 159 _____
 160 _____

161 _____
 162 _____
 163 _____
 164 _____
 165 _____

166 _____
 167 _____
 168 _____
 169 _____
 170 _____

171 _____
 172 _____
 173 _____
 174 _____
 175 _____

176 _____
 177 _____
 178 _____
 179 _____
 180 _____

181 _____
 182 _____
 183 _____
 184 _____
 185 _____

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 _____
 213 _____
 214 _____
 215 _____

216 _____
 217 _____
 218 _____
 219 _____
 220 _____

221 _____
 222 _____
 223 _____
 224 _____
 225 _____

226 _____
 227 _____
 228 _____
 229 _____
 230 _____

231 _____
 232 _____
 233 _____
 234 _____
 235 _____

236 _____
 237 _____
 238 _____
 239 _____
 240 _____

241 _____
 242 _____
 243 _____
 244 _____
 245 _____

246 _____
 247 _____
 248 _____
 249 _____
 250 _____

251 _____
 252 _____
 253 _____
 254 _____
 255 _____

256 _____
 257 _____
 258 _____
 259 _____
 260 _____

261 _____
 262 _____
 263 _____
 264 _____
 265 _____

266 _____
 267 _____
 268 _____
 269 _____
 270 _____

271 _____
 272 _____
 273 _____
 274 _____
 275 _____

276 _____
 277 _____
 278 _____
 279 _____
 280 _____

281 _____
 282 _____
 283 _____
 284 _____
 285 _____

286 _____
 287 _____
 288 _____
 289 _____
 290 _____

291 _____
 292 _____
 293 _____
 294 _____
 295 _____

296 _____
 297 _____
 298 _____
 299 _____
 300 _____

301 _____
 302 _____
 303 _____
 304 _____
 305 _____

306 _____
 307 _____
 308 _____
 309 _____
 310 _____

311 _____
 312 _____
 313 _____
 314 _____
 315 _____

316 _____
 317 _____
 318 _____
 319 _____
 320 _____

321 _____
 322 _____
 323 _____
 324 _____
 325 _____

326 _____
 327 _____
 328 _____
 329 _____
 330 _____

331 _____
 332 _____
 333 _____
 334 _____
 335 _____

336 _____
 337 _____
 338 _____
 339 _____
 340 _____

341 _____
 342 _____
 343 _____
 344 _____
 345 _____

346 _____
 347 _____
 348 _____
 349 _____
 350 _____

351 _____
 352 _____
 353 _____
 354 _____
 355 _____

356 _____
 357 _____
 358 _____
 359 _____
 360 _____

361 _____
 362 _____
 363 _____
 364 _____
 365 _____

366 _____
 367 _____
 368 _____
 369 _____
 370 _____

371 _____
 372 _____
 373 _____
 374 _____
 375 _____

376 _____
 377 _____
 378 _____
 379 _____
 380 _____

381 _____
 382 _____
 383 _____
 384 _____
 385 _____

386 _____
 387 _____
 388 _____
 389 _____
 390 _____

391 _____
 392 _____
 393 _____
 394 _____
 395 _____

396 _____
 397 _____
 398 _____
 399 _____
 400 _____

401 _____
 402 _____
 403 _____
 404 _____
 405 _____

406 _____
 407 _____
 408 _____
 409 _____
 410 _____

411 _____
 412 _____
 413 _____
 414 _____
 415 _____

416 _____
 417 _____
 418 _____
 419 _____
 420 _____

421 _____
 422 _____
 423 _____
 424 _____
 425 _____

426 _____
 427 _____
 428 _____
 429 _____
 430 _____

431 _____
 432 _____
 433 _____
 434 _____
 435 _____

436 _____
 437 _____
 438 _____
 439 _____
 440 _____

441 _____
 442 _____
 443 _____
 444 _____
 445 _____

446 _____
 447 _____
 448 _____
 449 _____
 450 _____

451 _____
 452 _____
 453 _____
 454 _____
 455 _____

456 _____
 457 _____
 458 _____
 459 _____
 460 _____

461 _____
 462 _____
 463 _____
 464 _____
 465 _____

466 _____
 467 _____
 468 _____
 469 _____
 470 _____

471 _____
 472 _____
 473 _____
 474 _____
 475 _____

476 _____
 477 _____
 478 _____
 479 _____
 480 _____

481 _____
 482 _____
 483 _____
 484 _____
 485 _____

486 _____
 487 _____
 488 _____
 489 _____
 490 _____

491 _____
 492 _____
 493 _____
 494 _____
 495 _____

496 _____
 497 _____
 498 _____
 499 _____
 500 _____

501 _____
 502 _____
 503 _____
 504 _____
 505 _____

506 _____
 507 _____
 508 _____
 509 _____
 510 _____

511 _____
 512 _____
 513 _____
 514 _____
 515 _____

516 _____
 517 _____
 518 _____
 519 _____
 520 _____

521 _____
 522 _____
 523 _____
 524 _____
 525 _____

526 _____
 527 _____
 528 _____
 529 _____
 530 _____

531 _____
 532 _____
 533 _____
 534 _____
 535 _____

536 _____
 537 _____
 538 _____
 539 _____
 540 _____

541 _____
 542 _____
 543 _____
 544 _____
 545 _____

546 _____
 547 _____
 548 _____
 549 _____
 550 _____

551 _____
 552 _____
 553 _____
 554 _____
 555 _____

556 _____
 557 _____
 558 _____
 559 _____
 560 _____

561 _____
 562 _____
 563 _____
 564 _____
 565 _____

566 _____
 567 _____
 568 _____
 569 _____
 570 _____

571 _____
 572 _____
 573 _____
 574 _____
 575 _____

576 _____
 577 _____
 578 _____
 579 _____
 580 _____

581 _____
 582 _____
 583 _____
 584 _____
 585 _____

586 _____
 587 _____
 588 _____
 589 _____
 590 _____

591 _____
 592 _____
 593 _____
 594 _____
 595 _____

596 _____
 597 _____
 598 _____
 599 _____
 600 _____

601 _____
 602 _____
 603 _____
 604 _____
 605 _____

606 _____
 607 _____
 608 _____
 609 _____
 610 _____

611 _____
 612 _____
 613 _____
 614 _____
 615 _____

616 _____
 617 _____
 618 _____
 619 _____
 620 _____

621 _____
 622 _____
 623 _____
 624 _____
 625 _____

626 _____
 627 _____
 628 _____
 629 _____
 630 _____

631 _____
 632 _____
 633 _____
 634 _____
 635 _____

636 _____
 637 _____
 638 _____
 639 _____
 640 _____

641 _____
 642 _____
 643 _____
 644 _____
 645 _____

646 _____
 647 _____
 648 _____
 649 _____
 650 _____

651 _____
 652 _____
 653 _____
 654 _____
 655 _____

656 _____
 657 _____
 658 _____
 659 _____
 660 _____

661 _____
 662 _____
 663 _____
 664 _____
 665 _____

666 _____
 667 _____
 668 _____
 669 _____
 670 _____

671 _____
 672 _____
 673 _____
 674 _____
 675 _____

676 _____
 677 _____
 678 _____
 679 _____
 680 _____

681 _____
 682 _____
 683 _____
 684 _____
 685 _____

686 _____
 687 _____
 688 _____
 689 _____
 690 _____

691 _____
 692 _____
 693 _____
 694 _____
 695 _____

696 _____
 697 _____
 698 _____
 699 _____
 700 _____

701 _____
 702 _____
 703 _____
 704 _____
 705 _____

706 _____
 707 _____
 708 _____
 709 _____
 710 _____

711 _____
 712 _____
 713 _____
 714 _____
 715 _____

716 _____
 717 _____
 718 _____
 719 _____
 720 _____

721 _____
 722 _____
 723 _____
 724 _____
 725 _____

726 _____
 727 _____
 728 _____
 729 _____
 730 _____

731 _____
 732 _____
 733 _____
 734 _____
 735 _____

736 _____
 737 _____
 738 _____
 739 _____
 740 _____

741 _____
 742 _____
 743 _____
 744 _____
 745 _____

746 _____
 747 _____
 748 _____
 749 _____
 750 _____

751 _____
 752 _____
 753 _____
 754 _____
 755 _____

756 _____
 757 _____
 758 _____
 759 _____
 760 _____

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

102	N/A	NO	YES		C. 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?
103					
104					
105					D. If the property is connected to an on-site sewage system:
106					* (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?
107					
108					(2) When was it last pumped?
109					* (3) Are there any defects in the operation of the on-site sewage system?
110					(4) When was it last inspected?
111					By whom:
112					(5) For how many bedrooms was the on-site sewage system approved?
113					E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system?
114					
115					If no, please explain:
116					* F. Have there been any changes or repairs to the on-site sewage system?
117					
118					G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property?
119					If no, please explain:
120					H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?
121					
122					NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN OCCUPIED, SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4 (STRUCTURAL) OR ITEM 5 (SYSTEMS AND FIXTURES).
123					
124					
125					4. STRUCTURAL
126					* A. Has the roof leaked within the last 5 years?
127					
128					* B. Has the basement flooded or leaked?
129					
130					* C. Have there been any conversions, additions or remodeling?
131					
132					* (1) If yes, were all building permits obtained?
133					* (2) If yes, were all final inspections obtained?
134					D. Do you know the age of the house?
135					If yes, year of original construction:
136					* E. Has there been any settling, slippage, or siding of the property or its improvements?
137					
138					* F. Are there any defects with the following: (If yes, please check applicable items and explain)
139					Foundations
140					Chimneys
141					Doors
142					Ceilings
143					Pools
144					Hot Tub
145					Sauna
146					Fireplaces
147					Sidings
148					Incline Elevators
149					Other

144					* G. Was a structural pest or "whole house" inspection done?
145					If yes, when and by whom was the inspection completed?
146					
147					H. During your ownership, has the property had any wood destroying organism or pest infestation?
148					
149					I. Is the attic insulated?
					J. Is the basement insulated?

SELLER'S INITIALS JKM Date 3/21/26
SELLER'S INITIALS CLM Date 3/21/26

(Continued)

5. SYSTEMS AND FIXTURES

*A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain:

- Electrical system, including wiring, switches, outlets, and service
- Plumbing system, including pipes, faucets, fixtures, and toilets
- Hot water tank
- Garbage disposal
- Appliances
- Sump pump
- Heating and cooling systems
- Security system: Owned Leased
- Other

*B. If any of the following fixtures or property is included with the transfer, are they leased? (If yes, please attach copy of lease.)

- Security System:
- Tanks (type):
- Satellite dish:
- Other:

*C. Are any of the following kinds of wood burning appliances present at the property?

- (1) Woodstove?
- (2) Fireplace insert?
- (3) Pellet stove?
- (4) Fireplace?

If yes, are all of the (1) woodstoves or (2) fireplace inserts certified by the U.S. Environmental Protection Agency as clean burning appliances to improve air quality and public health?

- D. Is the property located within a city, county, or district or within a department or natural resources fire protection zone that provides fire protection services?
- E. Is the property equipped with carbon monoxide alarms? (Note: Pursuant to RCW 19.27.530, Seller must equip the residence with carbon monoxide alarms as required by the state building code.)
- F. Is the property equipped with smoke detection devices?

(Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke detection device, at least one must be provided by the seller.)

6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

- A. Is there a Homeowners' Association?
- 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, fining policy, and other information that is not publicly available: _____
- B. Are there regular periodic assessments?
- \$ _____ per month year
- Other: _____

- C. Are there any pending special assessments?
- 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)?

7. 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. Does any part of the property contain fill dirt, waste, or other fill material?
- *C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?
- D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?
- 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?
- F. Has the property been used for commercial or industrial purposes?

**SELLER DISCLOSURE STATEMENT
IMPROVED PROPERTY**

(Continued)

II. NOTICES TO THE BUYER

1. SEX OFFENDER REGISTRATION

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.

2. PROXIMITY TO FARMING/WORKING FOREST

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.

3. OIL TANK INSURANCE

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.

III. BUYER'S ACKNOWLEDGEMENT

1. BUYER HEREBY ACKNOWLEDGES THAT:

- 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.
- 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.
- 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.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.
- 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).
- F. If the house was built prior to 1978, Buyer acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*.

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 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. 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.

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

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.

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.

304	Buyer	Date	SELLER'S INITIALS	Date	SELLER'S INITIALS
303	_____	_____	_____	_____	_____
302	_____	_____	_____	_____	_____
301	_____	_____	_____	_____	_____
300	_____	_____	_____	_____	_____
299	_____	_____	_____	_____	_____
298	_____	_____	_____	_____	_____
297	_____	_____	_____	_____	_____
296	_____	_____	_____	_____	_____
295	_____	_____	_____	_____	_____
294	_____	_____	_____	_____	_____
293	_____	_____	_____	_____	_____
292	_____	_____	_____	_____	_____
291	_____	_____	_____	_____	_____
290	_____	_____	_____	_____	_____
289	_____	_____	_____	_____	_____
288	_____	_____	_____	_____	_____
287	_____	_____	_____	_____	_____
286	_____	_____	_____	_____	_____
285	_____	_____	_____	_____	_____
284	_____	_____	_____	_____	_____
283	_____	_____	_____	_____	_____
282	_____	_____	_____	_____	_____
281	_____	_____	_____	_____	_____
280	_____	_____	_____	_____	_____
279	_____	_____	_____	_____	_____
278	_____	_____	_____	_____	_____
277	_____	_____	_____	_____	_____
276	_____	_____	_____	_____	_____
275	_____	_____	_____	_____	_____
274	_____	_____	_____	_____	_____
273	_____	_____	_____	_____	_____
272	_____	_____	_____	_____	_____
271	_____	_____	_____	_____	_____
270	_____	_____	_____	_____	_____
269	_____	_____	_____	_____	_____
268	_____	_____	_____	_____	_____
267	_____	_____	_____	_____	_____
266	_____	_____	_____	_____	_____
265	_____	_____	_____	_____	_____
264	_____	_____	_____	_____	_____
263	_____	_____	_____	_____	_____
262	_____	_____	_____	_____	_____
261	_____	_____	_____	_____	_____
260	_____	_____	_____	_____	_____
259	_____	_____	_____	_____	_____
258	_____	_____	_____	_____	_____
257	_____	_____	_____	_____	_____