Form 17C Selfer Disclosure Statement-Unimproved Rev. 7/19 Page 1 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

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To be used in transfers of unimproved neidential real property, including property zoned for residential use that is not improved by 2 one or more realdential presidential condomination, a residential timeshare or a mobile or manufactured home. 3 improved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as 4 improved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as 4 improved residential real property does not apply to the property check from the property of its part to any estatekated? It family, please explain on attached sheets. Pleases order to the fine number(c) of a statement and each attachment, pour explanation(s). For your protection you must date and initial each one included statement and each attachment, pour explanation(s). For your protection you must date and initial each one included statement and each attachment, pour explanation(s). For your protection you must date and initial each one included attachment and each attachment, pour explanation(s). For your protection you must date and initial each one included attachment and each attachment, pour explanation(s). For your protection you must date and initial each of the included attachment and each attachment, pour explanation(s). For your protection you must date and initial each of the included attachment and each attachment, pour explanation(s). For your protection you must date and initial each of the included attachment and each attachment, pour explanation(s). For your protection you must date and initial each of the included attachment and each attachment, pour explanation(s). For your protection you must date and initial each of the included attachment and each attachment. The control of the property of the property at The Eart Mean Control of the property at The Eart Mean Control of the property attachment. The Impercent and e	SELLER: Gary Hagland Cecelia Hagland						
Process on the SetLER Process of the SetLER Process on the SetLER Acceptance completes the following form. Do not leave any spaces blank. If the question clearly dose not apply to the property check 7 has been processed by yet of the disclosure statement and each per processor by yet on the clear of the question of t	"timber land" under RCW 84.34.020. See RCW Chapter 64.06 for further information	Il use the bile or 2.005 (nat is i manu or proj	not impro	oved b home ined a	e. 3 s 4	
statement and each attentioned policy explenation(s). For your protection you must date and initial each is the air in member(s) of statement and each attention in the disclosure statement must occur not later than five (s) business days, unless to therwise agreed, after mutual acceptance of a written purchase and sale agreement between a Buyer and Sale. NOTICE TO THE BUYER THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED THE TOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY OR AS 18 AT 391 Copyet Trail Road SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED 17 CONTROL THE AIR SECURITY OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE 17 STATEMENT UNLESS YOU AND SELLER'S AGENT DELIVER'S THIS DISCLOSURE STATEMENT TO YOU TO RESCOND THE AGREEMENT 25 THE FOLLOWING DISCLOSURES THATEMENT TO PRESCISSION TO SELLER OR SELLER'S AGENT DELIVER'S THIS DISCLOSURE STATEMENT TO YOU TO RESCOND THE AGREEMENT 25 SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT TO THE PROPERTY YOU TO RESCOND THE AGREEMENT 25 SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT TO THE PROPERTY YOU TO RESCOND THE AGREEMENT 25 SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT TO THE PROPERTY YOU ARE ADVISED TO 27 STATEMENT TO A PURCHASE AND SALE AGREEMENT. THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE 24 SELLER DOES NOT GIVE THE TIME YOU BE THE SERVICES OF GUALIFIED DISCLOSURES TATEMENT. THE REPRESENTATIONS OF ANY REAL ESTATE 25 FOR A MORE COMPRESENT SET YEAR AND SELLER. FOR A MORE COMPRESENCE THE MISTORY OF THE SERVICES OF GUALIFIED EXPERTS TO INSPECTORS. THE PROPERTY YOU ARE ADVISED TO 27 ORTHOR ANY ADVISED TO ANY AD	MOTRUCTONS [[] THE RELIED						
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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	THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE THIS DISCLOSURE THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT 20 BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE 21 SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND 22 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 24 LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY 25 WRITTEN AGREEMENT BETWEEN BUYER AND SELLER. FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO 27 OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE. 28 INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING 29 PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY 31 OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, 32 INSPECTION, DEFECTS OR WARRANTIES.						
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Solution to the property subject to any of the following? (1) First right of refusal	· · · · · · · · · · · · · · · · · · ·		NO	DON'T	NA		
(1) First right of refusal	**B. In this to the grant authority to sell the property? If no, please explain	🗹		Q.		40	
(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 affect the Buyer's use of the property? *E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property? *E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property? *E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property? *E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property? *E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property?	(1) First right of referred					44	
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Minu 3-4-21 CC7+ 3-4-21	*E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of						
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Form 17C Seller Disclosure Statement - Unimproved Rev. 7/19 Page 2 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

(Continued)

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		A 16	YES	NO	DON'T KNOW	NA	50 51
	ጉ.	Are there any written agreements for joint maintenance of an easement or right of way?	□		₩.		52
	⁺G.	Is there any study, survey project, or notice that would adversely affect the property?	ם		8 2		5 3
	*H .	Are there any pending or existing assessments against the property?	0		0	П	54
	*1 .	Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling?	.	Q	a	٥	55 56
	*J.	Is there a boundary survey for the property?	0	0	€′		57
	*K.	Are there any covenants, conditions, or restrictions recorded against title to the property?	n	0	₽ 2		58
		PLEASE NOTE: Covenants, conditions, and restrictions which purport to forbid or restrict the conveyance, encumbrance, occupancy, or lease of real property to individuals based on race, creed, color, sex, national origin, familial status, or disability are void, unenforceable, and illegal, RCW 49.60,224.	-	•	_	-	59 60 61 62
2.	WA	TER					63
	A.	Household Water					
		(1) Does the property have potable water supply?	a	۵	O	a	64 65
		(2) If yes, the source of water for the property is: Private or publicly owned water system Private well serving only the property **Q Other water system					66
		*If shared, are there any written agreements?	ם	a		턴	68
		*(3) is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?		_	_	₩ 2	69 70
		*(4) Are there any problems or repairs needed?				<u> </u>	_
		(5) Is there a connection or hook-up charge payable before the property can be property			u	e	71 72
		to the water main?	•				73
		(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.)	ם		0	=	74 75
		(7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.)	ם	0	۵	eí	76 77
		(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?		0		đ	78 79
		*(b) If yes, has all or any portion of the water right not been used for five or more successive years?		0		- ਦ	80 81
		(c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day?		D	<u> </u>	=	82 83
		*(8) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)?	□		a	5	84
	8.	Irrigation Water					D.E
		(1) Are there any irrigation water rights for the property, such as a water right permit,					85
		certificate, or claim? (If yes, please attach a copy.)	.			떱	86 87
		(a) If yes, has all or any portion of the water right not been used for five or more successive years?	ם	0	o o	년	88 89
ļ		(b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?	.			=	96 91
	/R	N. and 3-4-21					
SEL	LER'	'S INITIALS Date SELLER'S INITIALS ' Date					

Form 17C Selfer Disclosure Statement - Unimproved Rev. 7/19 Page 3 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

(Continued)

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	*(2) Does the property receive intention was a	YE\$	NO	DON'T KNOW	N/A	92
	*(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies irrigation water to the property:	0	3		ਰ	94 95
C.	Outdoor Sprinkler System					96
	(1) Is there an outdoor sprinkler system for the property?					97
	*(2) If yes, are there any defects in the system?			Q		90
	*(3) If yes, is the sprinkler system connected to irrigation water?	.		0	e e	100
3. SE	VER/SEPTIC SYSTEM					
	The property is served by:					101
	Public sewer system					102
	 On-site sewage system (including pipes, tanks, drainfields, and all other component parts) Other disposal system Please describe: 	ŀ				103 104 105
_	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?			۵	ජ	106 107 108
C.	If the property is connected to an on-site sewage system:					400
	(1) Was a permit issued for its construction?	П	<u> </u>	0	21	109
	(2) Was it approved by the local health department or district following its construction?			_	-	110
	(3) Is the septic system a pressurized system?			Q	Ø	111
	(4) Is the sentic system a growing system?				đ	112
	(4) Is the septic system a gravity system?	🖸	0			113
	(5) Have there been any changes or repairs to the on-site sewage system? (6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the control of the system.		O	a	đ	114
	within the boundaries of the property?	□			Ħ	115 116
	(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?	П		0		117 118
4. ELE	TRICAL/GAS	•••	_	•		119
						120
₽.	the property served by natural gas?	0	<u> </u>	3	O	121
C.	the property served by electricity?			9		122
Đ.	there a connection charge for electricity?		<u>.</u>	© ′ 		123
*E.	re there any electrical problems on the property?	0				124 125
5. FLO						
	the property located in a government designated flood zone or floodplain?	a	9	ם		126 127
ELCER'S	NITIALS Date SELER'S INITIALS Date					

Form 17C Seller Disclosure Statement - Unimproved Rev. 7/19 Page 4 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

(Continued)

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•		A Are there any confirmant and	YES	NO	DON'T	NA	128 129
	•	A. Are there any settlement, earth movement, slides, or similar soil problems on the property?	0		E	ū	130
7		NVIRONMENTAL					404
	•	A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?		a	æí	F-3	131
	*8	B. Does any part of the property contain flill dirt, waste, or other fill material?	. .	<u></u>	±2 ☑		133
		C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?		—			135
	0	Are there any shorelines, wetlands, floodplains, or critical areas on the property?			र्ख र्ख		136
	*E	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?	!	_	_	_	138 139
	*F	. Has the property been used for commercial or industrial purposes?	ש.	0	☑	<u>.</u>	140
	*G	3. Is there any soil or groundwater contamination?	. .		ख ≅⁄	0	141
	*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? 		_ 	.	0	143 144
	*1.	Has the property been used as a legal or illegal dumping site?	٥	_ _	 	Ξ	145
	*J.	. Has the property been used as an illegal drug manufacturing site?	<u> </u>	0	_ @/	_	146
	*K.	. Are there any radio towers that cause interference with callular telephone reception?	٥	O.	(3)	_	147
8.	НО	DMEOWNERS' ASSOCIATION/COMMON INTERESTS					
	A.	Is there a horneowners' association?					148
		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, bytaws, fining policy, and other information that is not publicly available:	0				14 0 150 151
	₿.	Are there regular periodic assessments?	,		_	_	152
		O Other:		_		-	153 154 155
	*C,	Are there any pending special assessments?			٥		56
	' 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)?		_	_	1	57 58
				0			59
		HER FACTS				•	~
,	'A.	Are there any disagreements, disputes, encroachments, or legal actions concerning the property?	3	ت	T		60 61
	- ,	Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government?	3	.	1	_	62 63
		PH 3-4-21 ROH 3-4-21		- -	-	- '	~
SELL	ER'	SINITIALS Date SELLER'S INITIALS Date					

Form 17C Seller Disclosure Statement - Unimproved Rev. 7/19 Page 5 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

(Continued)

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		(Continued)				
	*^	to the property of the last of		DON'T	NA	164 165
		Is the property classified or designated as forest land or open space?		8		166
	D.	Do you have a forest management plan? If yes, attach.	5	, (9)	-	167
		Have any development-related permit applications been submitted to any government agencies?		a	_ D	168
		If the answer to E is "yes," what is the status or outcome of those applications?		_	_	169
						170
	F.	Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?	Ω	≅ ′	<u> </u>	171 172
40	ela.		_	_		172
FV.		L DISCLOBURE BY SELLERS Other conditions or defects:				173
	74,	*Are there any other existing material defects affecting the annual that				174
		buyer should know about?	٥	œ		175 176
	B.	Verification		_	_	
		The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller has received a copy hereof. Seller agrees to defend, indemnify and held real restaurant.	ier's kna	wledge :	and	177 178
		against any and all claims that the above information in the state income and the claims that the above information in the state income in the state income in the state in th	hamnles	s from	and	179
		copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.	s, rrany,	to delive		180 181
SIGN	HF	use a		1		
VIVII	,	RE > Boy H Hay 3-4-21 SIGN HERE > Cul. C. The	ر//روع	// 2.	11.21	/
		Date Seller		Date	I.	1 82 183
if the		2. WA . N .				
numi	ber(s)	wer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Ple) of the question(s).	ase refe	r fo the i	ine .	404
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						190
						91
						192 193
						94
						95 96
					1	97
						96 99
						90 90
						01 02
						03
						104 105
					2	06
						107 108
					2	109
					2	210

Form 17C Seller Disclosure Statement - Unimproved Rev. 7/19 Page 6 of 6

SELLER DISCLOSURE STATEMENT UNIMPROVED PROPERTY

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(Continued)

n.	NOTICES TO THE BUYER	
	1. SEX OFFENDER REGISTRATION	211
	INFORMATION REGARDING REGISTERED SEX OFFERINGS	212
	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 DESEMBERS.	213
i	2. PROXIMITY TO FARMING/MORKING EORERY	215
	HIS NOTICE IS TO INFORM YOU THAT THE DELL BROWN	216
	CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST. INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OF FOREST FOR A FARM OR WORKING FOREST.	217 218
	INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.	219
:	3. OIL TANK INSURANCE	220
	THIS NOTICE IS TO INFORM YOU THAT IS THE OWN	221
	AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY	222
	INSURANCE AGENCY.	223
# .	BUYER'S ACKNOWLEDGEMENT	224
	1. BUYER HEREBY ACKNOWLEDGES THAT:	225
	A. Buver has a dight to nav different extension to	226
	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.	227
	B. The disclosures set forth in this statement and in any arrest to the statement and in a statement and	228
	B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and	229
	C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information. Description:	230
	provided by Seller, except to the extent that real estate licensees know of such inaccurate information. D. This information is for disclosure only and in act in a time to the extent that real estate licensees know of such inaccurate information.	231
	"""" TO THE PROPERTY OF THE PR	232
	E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has	233
	b distribution (c)	234
	DISCLOSURES CONTAINED IN THE BIOGRAPHICS	235
	ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (2) BUSINESS BUYER.	236
	SELLER OR SELLER'S ACRUE OF MRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAVE FROM THE	237
		238 239
	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.	240
	THE TO STATE A CHARLEMENT	241
	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 THE SELLER ONLY AND NOT OF THE SELLER ONLY AND NOT OF THE	
	THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.	242
	LOIA)E	243 244
	Buyer Date Buyer	245
2.	BUYER'S WAIVER OF RIGHT TO REVOKE OFFER	246
	Billion has send at the REVOKE OFFER	242
	Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and walves Buyer's right to revoke Buyer's offer based on this disclosure.	247
	waives Buyer's right to revoke Buyer's offer based on this disclosure.	248
	Buyer	249
	Caste Buyer	250
3.	BUYER'S WANTER OF PIGHT TO PEGET -	251
	BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT	252
	However, If the answer to any of the questions in the	253
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	The state of the s	255
	Buyer,	
	Date Date	256 257
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