



## EXHIBIT A

Parcel No.: 1-1489-111-0000-007

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Lot(s) 7, Pheasant Run North, Division 2, Phase 1, according to the plat thereof, recorded in Volume 15 of Plats, Page 235, records of Benton County, Washington.

Property Address: 1824 W 28<sup>th</sup> Ave, Kennewick

Form 22K  
Identification of Utilities Addendum  
Rev. 3/21  
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# IDENTIFICATION OF UTILITIES ADDENDUM TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_ 1  
between \_\_\_\_\_ ("Buyer") 2  
and \_\_\_\_\_ ("Seller") 3  
concerning \_\_\_\_\_ (the "Property"). 4

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds 5  
necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities 6  
providing service to the Property and having lien rights are as follows: 7

WATER DISTRICT: **City of Kennewick** 8  
Name e-mail or website (optional) 9  
Address 10  
City, State, Zip Fax No. (optional) 11  
SEWER DISTRICT: **City of Kennewick** 12  
Name e-mail or website (optional) 13  
Address 14  
City, State, Zip Fax No. (optional) 15  
IRRIGATION DISTRICT: **KID** 16  
Name e-mail or website (optional) 17  
Address 18  
City, State, Zip Fax No. (optional) 19  
GARBAGE: **Waste Management** 20  
Name e-mail or website (optional) 21  
Address 22  
City, State, Zip Fax No. (optional) 23  
ELECTRICITY: **Benton PUD** 24  
Name e-mail or website (optional) 25  
Address 26  
City, State, Zip Fax No. (optional) 27  
GAS: **Cascade Natural Gas** 28  
Name e-mail or website (optional) 29  
Address 30  
City, State, Zip Fax No. (optional) 31  
SPECIAL DISTRICT(S): 32  
(local improvement districts or 33  
utility local improvement districts) 34  
Address 35  
City, State, Zip Fax No. (optional) 36

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) 29  
within \_\_\_\_\_ days (5 if not filled in) of mutual acceptance of this Agreement, Seller shall provide the Listing 30  
Broker or Buyer Broker with the names and addresses of all utility providers having lien rights affecting the Property 31  
and (2) Buyer and Seller authorize Listing Broker or Buyer Broker to insert into this Addendum the names and 32  
addresses of the utility providers identified by Seller. 33

Nothing in this Addendum shall be construed to diminish or alter the Seller's obligation to pay all utility charges 34  
(including unbilled charges). Buyer understands that the Listing Broker and Buyer Broker are not responsible for, or 35  
to insure payment of, Seller's utility charges. 36

Buyer's Initials Date Buyer's Initials Date

DS SR 06/03/2025  
Seller's Initials Date

DS ER 06/03/2025  
Seller's Initials Date

Form 22E  
FIRPTA Certification  
Rev. 7/19  
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# FIRPTA CERTIFICATION

The Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. 1445, provides that a buyer of a U.S. real property interest must withhold tax if Seller is a foreign person, unless one of the exceptions in the Act applies. The following will inform Buyer and Closing Agent whether tax withholding is required.

Note: The above law applies to foreign corporations, partnerships, trusts, estates and other foreign entities, as well as to foreign individuals. If Seller is a corporation, partnership, trust, estate or other entity, the terms "I" and "my" as used below means the corporation or other entity. A "real property interest" includes full or part ownership of land and/or improvements thereon; leaseholds; options to acquire any of the foregoing; and an interest in foreign corporations, partnerships, trusts or other entities holding U.S. real estate.

**SELLER CERTIFICATION.** Seller hereby certifies the following:

**PROPERTY.** I am the Seller of real property ☒ at:

1824 W. 28th Ave.

Kennewick

WA

99337

Address

City

State

Zip

or ☐ (if no street address) legally described on the attached.

**CITIZENSHIP STATUS.** I ☐ AM ☒ AM NOT a non-resident alien (or a foreign corporation, foreign partnership, foreign trust, foreign estate or other foreign business entity) for purposes of U.S. income taxation.

**TAXPAYER I.D. NUMBER.**

My U.S. taxpayer identification number (e.g. social security number) is XXXXXXXXXXXX.

(Tax I.D. number to be provided by Seller at Closing)

**ADDRESS.**

My home address is

Address

City

State

Zip

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete. I understand that this Certification may be disclosed to the Internal Revenue Service ("IRS") and that any false statement I have made here could be punished by fine, imprisonment, or both.

DocuSigned by:  
Steven Reeder  
06/03/2025  
Date

DocuSigned by:  
Steven Reeder  
06/03/2025  
Date

**BUYER CERTIFICATION** (Only applicable if Seller is a non-resident alien).

If Seller is a non-resident alien, and has not obtained a release from the IRS, then Closing Agent must withhold 15% of the amount realized from the sale and pay it to the IRS, unless Buyer certifies that the selected statement below is correct:

☐ **Amount Realized (\$300,000 or less) and Family Residence = No Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, does not exceed \$300,000; and (b) I certify that I or a member of my family\* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, there is no tax.

☐ **Amount Realized (more than \$300,000, but not exceeding \$1,000,000) and Family Residence = 10% Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, exceeds \$300,000, but does not exceed \$1,000,000; and (b) I certify that I or a member of my family\* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, then Closing Agent must withhold 10% of the amount realized from the sale and pay it to the IRS.

\* (Defined in 11 U.S.C. 267(c)(4). It includes brothers, sisters, spouse, ancestors and lineal descendants).

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief both statements are true, correct and complete. I understand that this Certification may be disclosed to the IRS and that any false statement I have made here could be punished by fine, imprisonment, or both.

Buyer

Date

Buyer

Date

Form 17  
Seller Disclosure Statement  
Rev. 8/21  
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# **SELLER DISCLOSURE STATEMENT IMPROVED PROPERTY**

**SELLER: Steven Reeder, Eileen Reeder**

Seller

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 1824 W. 28th Ave., CITY Kennewick, STATE WA, ZIP 99337, COUNTY Benton ("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 [ x ] 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**

- A. Do you have legal authority to sell the property? If no, please explain [ x ] [ ] [ ] [ ]
- \*B. Is title to the property subject to any of the following?
- (1) First right of refusal [ ] [ x ] [ ] [ ]
- (2) Option [ ] [ x ] [ ] [ ]
- (3) Lease or rental agreement [ ] [ x ] [ ] [ ]
- (4) Life estate? [ ] [ x ] [ ] [ ]
- \*C. Are there any encroachments, boundary agreements, or boundary disputes? [ ] [ x ] [ ] [ ]
- \*D. Is there a private road or easement agreement for access to the property? [ ] [ x ] [ ] [ ]
- \*E. Are there any rights-of-way, easements, or access limitations that may affect the Buyer's use of the property? [ ] [ x ] [ ] [ ]
- \*F. Are there any written agreements for joint maintenance of an easement or right-of-way? [ ] [ x ] [ ] [ ]
- \*G. Is there any study, survey project, or notice that would adversely affect the property? [ ] [ x ] [ ] [ ]
- \*H. Are there any pending or existing assessments against the property? [ ] [ ] [ x ] [ ]
- \*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling? [ ] [ ] [ x ] [ ]

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IMPROVED PROPERTY**  
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	YES	NO	DON'T KNOW	N/A	
*J. Is there a boundary survey for the property? . . . . .	[ ]	[ ]	[x]	[ ]	54
*K. Are there any covenants, conditions, or restrictions recorded against the property? . . . . .	[ ]	[ ]	[x]	[ ]	55
<b>NOTICE TO BUYER:</b> 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.					56-59
<b>2. WATER</b>					60
A. Household Water					61
(1) If yes, the source of water for the property is: [x] Private or publicly owned water system					62
[ ] Private well serving only the property * [ ] Other water system					63
*If shared, are there any written agreements? . . . . .	[ ]	[ ]	[ ]	[x]	64
* (2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? . . . . .	[ ]	[x]	[ ]	[ ]	65
* (3) Are there any problems or repairs needed? . . . . .	[ ]	[x]	[ ]	[ ]	66
(4) During your ownership, has the source provided an adequate year-round supply of potable water? .	[x]	[ ]	[ ]	[ ]	67
If no, please explain: _____					68
* (5) Are there any water treatment systems for the property? . . . . .	[x]	[ ]	[ ]	[ ]	69
If yes, are they: [ ] Leased [x] Owned					70
* (6) Are there any water rights for the property associated with its domestic water supply, such as a water right permit, certificate, or claim? . . . . .	[ ]	[x]	[ ]	[ ]	71
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[ ]	[ ]	[ ]	[x]	72
* (b) If yes, has all or any portion of the water right not been used for five or more successive years? .	[ ]	[ ]	[ ]	[x]	73
* (7) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? . . . . .	[ ]	[x]	[ ]	[ ]	74
B. Irrigation Water					75
(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? . . . . .	[ ]	[x]	[ ]	[ ]	76
* (a) If yes, has all or any portion of the water right not been used for five or more successive years? . . . . .	[ ]	[ ]	[ ]	[x]	77
* (b) If so, is the certificate available? (If yes, please attach a copy.) . . . . .	[ ]	[ ]	[ ]	[x]	78
* (c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed? .	[ ]	[ ]	[ ]	[x]	79
* (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? .	[x]	[ ]	[ ]	[ ]	80
If so, please identify the entity that supplies water to the property: _____					81
KID					82
C. Outdoor Sprinkler System					83
(1) Is there an outdoor sprinkler system for the property? . . . . .	[x]	[ ]	[ ]	[ ]	84
* (2) If yes, are there any defects in the system? . . . . .	[ ]	[x]	[ ]	[ ]	85
* (3) If yes, is the sprinkler system connected to irrigation water? . . . . .	[x]	[ ]	[ ]	[ ]	86
<b>3. SEWER/ON-SITE SEWAGE SYSTEM</b>					87
A. The property is served by:					88
[x] Public sewer system [ ] On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					89
[ ] Other disposal system					90
Please describe: _____					91
B. If public sewer system service is available to the property, is the house connected to the sewer main? . . . . .	[x]	[ ]	[ ]	[ ]	92
If no, please explain: _____					93

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YES NO DON'T N/A 102  
KNOW 103

- \*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? ..... [ ] [X] [ ] [ ] 104
- D. If the property is connected to an on-site sewage system: 105
- \* (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction? ..... [ ] [ ] [ ] [X] 106
- (2) When was it last pumped? ..... 108
- \* (3) Are there any defects in the operation of the on-site sewage system? ..... [ ] [ ] [ ] [X] 109
- (4) When was it last inspected? ..... [ ] [X] 110
- By whom: ..... 111
- (5) For how many bedrooms was the on-site sewage system approved? \_\_\_\_ bedrooms [ ] [X] 112
- E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? ..... [ ] [ ] [ ] [X] 113
- If no, please explain: ..... 115
- \*F. Have there been any changes or repairs to the on-site sewage system? ..... [ ] [ ] [ ] [X] 116
- G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? ..... [ ] [ ] [ ] [X] 117
- If no, please explain: ..... 119
- \*H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? ..... [ ] [ ] [ ] [X] 120

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). 122 123 124

**4. STRUCTURAL** 125

- \*A. Has the roof leaked within the last 5 years? ..... [ ] [X] [ ] [ ] 126
- \*B. Has the basement flooded or leaked? ..... [ ] [ ] [ ] [X] 127
- \*C. Have there been any conversions, additions or remodeling? ..... [X] [ ] [ ] [ ] 128
- \* (1) If yes, were all building permits obtained? ..... [ ] [X] [ ] [ ] 129
- \* (2) If yes, were all final inspections obtained? ..... [ ] [X] [ ] [ ] 130
- D. Do you know the age of the house? ..... [X] [ ] [ ] [ ] 131
- If yes, year of original construction: 2004 132
- \*E. Has there been any settling, slippage, or sliding of the property or its improvements? ..... [ ] [ ] [X] [ ] 133
- \*F. Are there any defects with the following: (If yes, please check applicable items and explain) ..... [ ] [ ] [X] [ ] 134
- [ ] Foundations [ ] Decks [ ] Exterior Walls 135
- [ ] Chimneys [ ] Interior Walls [ ] Fire Alarms 136
- [ ] Doors [ ] Windows [ ] Patio 137
- [ ] Ceilings [ ] Slab Floors [ ] Driveways 138
- [ ] Pools [ ] Hot Tub [ ] Sauna 139
- [ ] Sidewalks [ ] Outbuildings [ ] Fireplaces 140
- [ ] Garage Floors [ ] Walkways [ ] Siding 141
- [ ] Wood Stoves [ ] Elevators [ ] Incline Elevators 142
- [ ] Stairway Chair Lifts [ ] Wheelchair Lifts [ ] Other \_\_\_\_\_ 143
- \*G. Was a structural pest or "whole house" inspection done? ..... [ ] [ ] [X] [ ] 144
- If yes, when and by whom was the inspection completed? ..... 145
- H. During your ownership, has the property had any wood destroying organism or pest infestation? .... [ ] [X] [ ] [ ] 147
- I. Is the attic insulated? ..... [X] [ ] [ ] [ ] 148
- J. Is the basement insulated? ..... [ ] [ ] [ ] [X] 149

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**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:

	YES	NO	DON'T KNOW	N/A	150
Electrical system, including wiring, switches, outlets, and service .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151
Plumbing system, including pipes, faucets, fixtures, and toilets .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152
Hot water tank .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	153
Garbage disposal .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154
Appliances .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155
Sump pump .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	156
Heating and cooling systems .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	157
Security system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158
Other .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	159

\*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: .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	163
Tanks (type): .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	164
Satellite dish: .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	165
Other: .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	166

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

(1) Woodstove? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167
(2) Fireplace insert? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168
(3) Pellet stove? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169
(4) Fireplace? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170

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 of natural resources fire protection zone that provides fire protection services? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	171
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.) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	172
F. Is the property equipped with smoke detection devices? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	173
(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.) .....					174
G. Does the property currently have internet service? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	175
Provider: <u>Ziply Fiber</u> .....					176

**6. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS**

A. Is there a Homeowners' Association? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	177
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: <u>Pheasant Run HOA</u> .....					178
B. Are there regular periodic assessments? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	179
\$ <u>400</u> per <input type="checkbox"/> month <input checked="" type="checkbox"/> year .....					180
<input type="checkbox"/> Other: .....					181
*C. Are there any pending special assessments? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	182
*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)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	183

**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? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	184
*B. Does any part of the property contain fill dirt, waste, or other fill material? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	185
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	186
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	187
*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? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	188
*F. Has the property been used for commercial or industrial purposes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	189

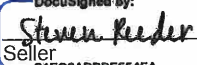

DS  
SK 06/03/2025  
SELLER'S INITIALS Date

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EP 06/03/2025  
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	YES	NO	DON'T KNOW	N/A	208
*G. Is there any soil or groundwater contamination? . . . . .	[ ]	[X]	[ ]	[ ]	210
*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? . . . . .	[ ]	[X]	[ ]	[ ]	211 212
*I. Has the property been used as a legal or illegal dumping site? . . . . .	[ ]	[X]	[ ]	[ ]	213
*J. Has the property been used as an illegal drug manufacturing site? . . . . .	[ ]	[X]	[ ]	[ ]	214
*K. Are there any radio towers in the area that cause interference with cellular telephone reception? . . . . .	[ ]	[X]	[ ]	[ ]	215
8. LEAD BASED PAINT (Applicable if the house was built before 1978) . . . . .				[X]	216
A. Presence of lead-based paint and/or lead-based paint hazards (check one below):					217
[ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____					218 219
[X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.					220
B. Records and reports available to the Seller (check one below):					221
[ ] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____					222 223 224
[X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					225
9. MANUFACTURED AND MOBILE HOMES					226
If the property includes a manufactured or mobile home,					227
*A. Did you make any alterations to the home? . . . . .	[ ]	[ ]	[ ]	[X]	228
If yes, please describe the alterations: _____					229
*B. Did any previous owner make any alterations to the home? . . . . .	[ ]	[ ]	[ ]	[X]	230
*C. If alterations were made, were permits or variances for these alterations obtained? . . . . .	[ ]	[ ]	[ ]	[X]	231
10. FULL DISCLOSURE BY SELLERS					232
A. Other conditions or defects:					233
*Are there any other existing material defects affecting the property that a prospective buyer should know about? . . . . .	[ ]	[X]	[ ]	[ ]	234 235
B. Verification					236
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.					237 238 239 240
DocuSigned by:  Seller 21FC8ABDBF554FA.. Steven Reeder	06/03/2025 Date	DocuSigned by:  Seller 895E90C83B6E4DB.. Eileen Reeder	06/03/2025 Date		241
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).					242 243
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Seller Disclosure Statement  
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**SELLER DISCLOSURE STATEMENT  
IMPROVED PROPERTY**  
(Continued)

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**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 SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY 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.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

**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.

\_\_\_\_\_  
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

DS  
SR 06/03/2025  
SELLER'S INITIALS Date

DS  
ER 06/03/2025  
SELLER'S INITIALS Date