BRITISH COLUMBIA
REAL ESTATE
ASSOCIATIONTHE CANADIAN
BAR ASSOCIATION
British Columbia Branch

PAGE 1 of 6 PAGES

CONTRACT OF PURCHASE AND SALE

BROKERAGE: ROYAL LEPAGE KAMLOOPS REALTY

ADDRESS: 322 SEYMOUR STREET KAMLOOPS

DATE: June 20, 2017

PREPARED BY: JESSICA MATT

PC: V2C 2G2

PHONE: (250) 374-3022

MLS® NO: 138616

SELLER: MCILWRICK, CAROL	BUYER: WALTER WESLEY TSCHETTER
SELLER:	BUYER:
ADDRESS: LOT C-8905 KEALTY ROAD	ADDRESS: D-912 LAVAL CR
Heffley PC: V0E 1Z1	KAMLOOPS, BC PC: V2C 5P5
PHONE:	PHONE:
	OCCUPATION:

PROPERTY:

LOT C-8905 KEALTY ROAD

UNIT NO.

ADDRESS OF PROPERTY

Heffley

V0E 1Z1

CITY/TOWN/MUNICIPALITY

POSTAL CODE

003-018-911

PID

OTHER PID(S)

LOT C S-7 R-16 T-23 W6M KDYD EXCEPT PLAN KAP69866 MHR #026571 1972 SAFEWAY SER #68X721298 CSA
#41852 PERMIT #EL-480800-2016

LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

1. PURCHASE PRICE: The purchase price of the Property will be One Hundred Twenty Five Thousand FIVE HUNDRED 67 WT 67 WT DOLLARS \$125,000.00 197,500 (Purchase Price)
2. DEPOSIT: A deposit of \$2,500.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows: WITH-IN 48 HOURS OF ACCEPTANCE

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to ROYAL LEPAGE KAMLOOPS REALTY IN TRUST and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

DS
WT
67
INITIALS

LOT C-8905 KEALTY ROAD
PROPERTY ADDRESS

Heffley,

VOE IZ1

PAGE 2 of 6 PAGES

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

FINANCING

Subject to a new first mortgage being made available to the Buyer by JULY 5, 2017. This condition is for the sole benefit of the Buyer.

PROPERTY DISCLOSURE STATEMENT

Subject to the Buyer receiving and approving the Seller's Property Disclosure Statement on or before JULY 5, 2017. This condition is for the sole benefit of the Buyer. Property Disclosure Statement forms part of this contract. Schedule A.

TITLE

Subject to the Buyer receiving and approving a copy of the state of Title and its contents on or before JULY 5, 2017. This condition is for the sole benefit of the Buyer. Title will form part of this contract. Schedule B.

INSPECTION

Subject to the Buyer, at the Buyer's expense, receiving and approving the contents of a certified home inspectors and/or termite inspection on or before JULY 5, 2017. This condition is for the sole benefit of the Buyer.

BUILDING INFORMATION REQUEST

Seller to supply a Current Building Information Request from the City of Kamloops/TNRD Inspection Division. Subject to the Buyer approving the contents of the Current Building Information Request on or before JULY 5, 2017. This condition is for the sole benefit of the Buyer.

INSURANCE

Subject to the Buyer obtaining approval for fire/property insurance, satisfactory to the Buyer, on the property located at 8905 KEALTY ROAD, HEFFLEY BC by JULY 5, 2017. This condition is for the sole benefit of the Buyer.

Subject to the Buyer, at the Buyer's expense, receiving and being satisfied with a well report concerning the quantity and quality of the water supply on or before JULY 5, 2017. This condition is for the sole benefit of the Buyer.

MEASUREMENTS, REWARDS AND TITLE

The Buyer(s) accept(s) that all measurements provided are approximate and that they have verified any measurements that may be of important to them. The Buyer and Seller acknowledge that from time to time Royal LePage Kamloops Realty and/or its Representative may receive monetary gifts, referral points or cash from business relationships that have been established. At no time is the Buyer or Seller obligated to use any of the referring businesses.

The Buyer acknowledges that he/she will take on completion containing nonfinancial charges set out in the attached title search results; a copy of which is attached to and forms part of the Contract.

The seller is unaware of any issues relating to murder, suicide, grow-ops or insurance claims about their property.

Assignments: This contract must not be assigned without the written consent of the seller; and the seller is entitled to any profit resulting from an assignment of the contract by the buyer or any subsequent assignee.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.



LOT C-8905 KEALTY ROAD
PROPERTY ADDRESS

Heffley

V0E.IZ1

PAGE 3 of 6 PAGES

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

It is a condition that



the Seller, at Sellers expense, have the septic pumped by Completion date.

Sellers to clean up all garbage and personal items by Completion date.

Addendum 1 forms part of Contract as Schedule C.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

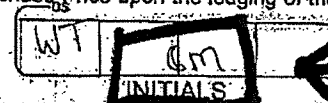


LOT C-8905 KEALTY ROAD Heffley V0E 1Z1 PAGE 4 of 6 PAGES
PROPERTY ADDRESS

4. **COMPLETION:** The sale will be completed on July 21, yr. 2017
(Completion Date) at the appropriate Land Title Office.
5. **POSSESSION:** The Buyer will have vacant possession of the Property at 12:00 P.m. on July 21, yr. 2017, (Possession Date) OR, subject to the following existing tenancies, if any:
6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of July 21, yr. 2017 (Adjustment Date).
7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:
FRIDGE, STOVE, WAHER, DRYER,

BUT EXCLUDING:

8. **VIEWED:** The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on June 20, yr. 2017.
9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.
10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.
11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.
12. **TIME:** Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.
13. **BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer



LOT C-8905 REALTY ROAD
PROPERTY ADDRESS

Heffley

V0E 1Z1

PAGE 5 of 6 PAGES

and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").

- 14. CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
- 15. COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
- 16. RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
- 17. PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
- 18. REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
- 19. PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
- A. for all purposes consistent with the transaction contemplated herein;
 - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;
 - C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
 - D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®*.
- The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.
- 20. ASSIGNMENT OF REMUNERATION:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(c) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.
- 20A. RESTRICTION ON ASSIGNMENT OF CONTRACT:** The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

WT CM
INITIALS

LOT C-8905 KEALTY ROAD
PROPERTY ADDRESS

Heffley

V0E 1Z1

PAGE 6 of 6 PAGES

21. **AGENCY DISCLOSURE:** The Seller and the Buyer acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®* and acknowledge and confirm as follows:

A. the Seller has an agency relationship with

KARL NEFF PREC*

DESIGNATED AGENT/LICENSEE

who is licensed in relation to C21 DESERT HILLS RLTY.(10)LTD

BROKERAGE

B. the Buyer has an agency relationship with

JESSICA MATT/MARVIN MATT

DESIGNATED AGENT/LICENSEE

who is licensed in relation to ROYAL LEPAGE KAMLOOPS REALTY

BROKERAGE

C. the Buyer and the Seller have consented to a limited dual agency relationship with

DESIGNATED AGENT/LICENSEE

who is/are licensed in relation to

BROKERAGE

having signed a Limited Dual Agency Agreement dated

If only (A) has been completed, the Buyer is acknowledging no agency relationship. If only (B) has been completed, the Seller is acknowledging no agency relationship.

22. **ACCEPTANCE IRREVOCABLE** (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:

A. fulfill or waive the terms and conditions herein contained; and/or

B. exercise any option(s) herein contained.

23. **THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.**

24. **OFFER:** This offer, or counter-offer, will be open for acceptance until 5:00 o'clock P m. on June 23, yr. 2017 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

X
WITNESS

BUYER

Wesley Tschetter
00E9F206FA724B7...

SEAL WALTER WESLEY TSCHETTER
PRINT NAME

X
WITNESS

BUYER

SEAL
PRINT NAME

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act*:

Yes WT
INITIALS

No
INITIALS

25. **ACCEPTANCE:** The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated June 22, yr. 2017

The Seller declares their residency:

RESIDENT OF CANADA

G.M.
INITIALS

NON-RESIDENT OF CANADA

INITIALS

as defined under the *Income Tax Act*.

X
WITNESS

SELLER

G.M. McIlwrick

SEAL MCILWRICK, CAROL
PRINT NAME

X
WITNESS

SELLER

SEAL
PRINT NAME

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC2057 REV. DA MAR 2017

COPYRIGHT - BC REAL ESTATE ASSOCIATION AND CANADIAN BAR ASSOCIATION (BC BRANCH)

WEBForms® Mar2017



BC Registry
Services

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.bcregistryservices.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
Phone: 1 877 526-1526
Fax: 250 387-3055

SEARCH RESULT
Manufactured Home Act

as of June 21, 2017 at 15:18:00

Current Status: EXEMPT

M.H. Reg: 026571

Attn/Ref #:

Searching Party: HOME & COTTAGE REALTY LTD. DBA ROYAL

Registered Owner(s)

Name: FARRELL, GERALD IVAN
FARRELL, GERALDINE ANNE

Address: RR 1, BOX 5
HEFFLEY CREEK, BC
V0E 1Z0

Tenancy type: JOINT TENANTS

Registered Location

Lot: C
Section: 7
Township: 23
Range: 16
Meridian: W6M
Land Dist: KDYD
Plan: 34119
Street No: Street Name: KEALTY RD, OFF HWY 5 N
Town/City: VINSULLA Prov: BC

DS
WT

G.M.

initials

Description of Manufactured Home

Manufacturer: SAFEWAY
Make/Model: CANADIANA
Year: 1972
Serial No: 68X721298
CSA Number:
Date of Eng.
Report:

No. of Sections: 1
Length: 64
CSA Standard:
Eng. Name:

Width: 12

TITLE SEARCH PRINT

File Reference: MATT, M & J

Declared Value \$100000

2017-06-21, 15:17:04

Requestor: Sandi Taylor

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

KX6383

KV31842

Application Received

2005-01-18

Application Entered

2005-01-26

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

GARY JOHN ROBERT MCILWRICK, BUSINESSMAN

CAROL MILDRED MCILWRICK, BUSINESSWOMAN

PO BOX 160

GREENWOOD, BC

V0H 1J0

AS JOINT TENANTS

Taxation Authority

Kamloops Assessment Area

Description of Land

Parcel Identifier:

003-018-911

Legal Description:

LOT C SECTION 7 RANGE 16 TOWNSHIP 23 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN 34119 EXCEPT PLAN KAP69866

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA681532

Registration Date and Time:

2008-01-21 14:30

Registered Owner:

CAPRI MORTGAGE CORPORATION

INCORPORATION NO. 248216

Nature:

CERTIFICATE OF PENDING LITIGATION

Registration Number:

LB528857

Registration Date and Time:

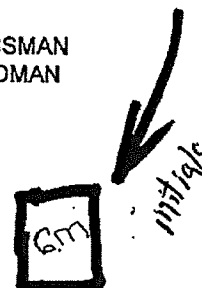
2014-05-08 14:06

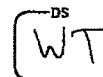
Registered Owner:

CAROL MILDRED MCILWRICK

Duplicate Indefeasible Title

NONE OUTSTANDING





TITLE SEARCH PRINT

File Reference: MATT, M & J

Declared Value \$100000

2017-06-21, 15:17:04

Requestor: Sandi Taylor

Transfers

NONE

Pending Applications

NONE

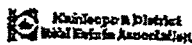
^{DS}
WT

↓
6.m
initials

OZ MEDIA To: Attn: Karl (12583773899)

19:04 11/14/16 ET Pg 12-17

Page 1 of 2



PROPERTY DISCLOSURE STATEMENT
RURAL PREMISES—ADDENDUM
LAND AND BUILDING

PART 1 of 2 PAGES

Date of disclosure: 15 November 2016

The following is a statement made by the seller concerning the premises located at

ADDRESS: Lot c 8905 Kealty Road Vinsola (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "do not know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
		YES	NO	DO NOT KNOW	DOES NOT APPLY
1. DESCRIPTION - This property disclosure statement is in respect of:					
(describe one building only, the "Building")					
2. SERVICES					
A. Indicate the water system(s) the Building uses: Municipal ☐ Community ☐ Private ☐ Well ☒ Not Connected ☐ Other _____					
B. Are you aware of any problems with the water system?					
C. Are records available regarding the quantity and quality of the water available?					
D. Indicate the sanitary sewer system the Building is connected to: Municipal ☐ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other _____					
E. Are you aware of any problems with the sanitary sewer system?					
F. Are there any current service contracts (i.e., septic removal or maintenance)?					
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?					
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?					
B. To the best of your knowledge, is the ceiling insulated?					
C. To the best of your knowledge, are there any asbestos products?					
D. Has a final building inspection been approved or a final occupancy permit been obtained?					
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? ☐ ii.) received WETT certificate? ☐					
F. Are you aware of any infestation or unrepaid damage by insects or rodents?					
G. Are you aware of any structural problems with the Building?					
H. Are you aware of any additions or alterations made in the last sixty days?					
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?					
J. Are you aware of any problems with the heating and/or central air conditioning system?					
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?					
L. Are you aware of any damage due to wind, fire or water?					
M. Are you aware of any roof leakage or unrepaid damage? - (Age of roof if known: _____ years)					
N. Are you aware of any problems with the electrical or gas system?					

BC1009 REV. NOV 2016

initials

INITIALS

 COPYRIGHT - BC REAL ESTATE ASSOCIATION

 WES Form Nov 2016

OZ MEDIA To: Attn: Karl (12583773393)

19:05 11/14/16 ET Pg 13-17

Lot c 8905 Keatty Road
 DATE OF DISCLOSURE November 15 2016
 ADDRESS: Vinsola B.C. PAGE 2 of 2 PAGES

3. BUILDING (continued)					
O. Are you aware of any problems with the plumbing system?					
P. Are you aware of any problems with the swimming pool and/or hot tub?					
Q. Does the Building contain unauthorized accommodation?					
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?					
S. Was this Building constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)					
T. Is this Building covered by home warranty insurance under the Homeowner Protection Act?					
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? ii) When was the energy assessment report prepared?					
4. GENERAL					
A. Are you aware if the Building has been used as a marijuana grow operation or to manufacture illegal drugs?					
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Building?					
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?					

For the purposes of Clauses A & B of this form, Clauses 5-13(1)(a)(i) and (ii) do not apply.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
 (i) dangerous or potentially dangerous to the occupants
 (ii) unfit for habitation

6. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

Owner has conduct of Sale. Seller does not live on property Recently vacated. Suggest Buyers address concerns on this P.D.S.

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

G. McEldrick

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

Carol McEldrick

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the 6/21/2017 day of 2017. The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

DocuSigned by:

W. J. Jones

BUYER(S)

0669F206FA724B7...

BUYER(S)

The seller and the buyer understand that neither the listing nor selling agencies or their representatives warrant or guarantee the information provided about the Premises.

*FREC represents the Real Estate Council of British Columbia (CREA) and identifies real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLSP).
 BC1009 REV. NOV 2016

COPYRIGHT - BC REAL ESTATE ASSOCIATION
 WEBForms® Nov 2016