



REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

Form sections 1-3: Seller/Grantor (Joseph Chetta Trust) and Buyer/Grantee (Sage Creek Properties, LLC) information, including addresses and tax correspondence details.

Section 4: Street address of property (450 Bridge St - Clarkston, WA) and location details (Asotin County, Clarkston city).

Sections 5-6: Land Use Code (58 Retail Trade-Eating & Drinking) and property classification questions (forest land, current use, historical property).

Section 7: Personal property included in selling price and tax calculation table showing Gross Selling Price (\$432,494.00) and Total Due (\$6,622.16).

Section 8: Signature and date of signing for both Grantor's Agent (Joseph Chetta Trust) and Grantee's Agent (Sage Creek Properties, LLC).

Perjury warning: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Handwritten notes: #TEC CK# 16609 and (Ya)

PAID AUG 24 2016 ASOTIN COUNTY TREASURER

49591

Asotin County, WA
Darla McKay Auditor

349716

06/06/2016 02:51 PM



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I-131 DC

Pgs=3 Fee:\$35.00

GRAHAM THERIAULT

Requested by and return to:

**Graham Theriault
Lockhart Law Firm, APC
41856 Ivy Street
Suite 207
Murrieta, CA 92562**

Cover Sheet

Death Certificate

of

Joseph Thomas Chetta

49591

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE
HEALTH CARE AGENCY
 1200 N. MAIN STREET, SUITE 100-A
 SANTA ANA, CA 92701

3052015115620		CERTIFICATE OF DEATH	3201530008666	
STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY - NO ERASERS, WHITEOUTS OR ALTERNATES NO TACKY TAPE	LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - First (Given) JOSEPH		2. MIDDLE THOMAS	3. LAST (Family) CHETTA	
4A. ALIAS KNOWN AS - include (if AKA) FIRST, MIDDLE, LAST		4. DATE OF BIRTH (mm/dd/yyyy) 08/01/1928	5. AGE Yrs. 86	6. SEX M
9. BIRTH STATE/FOREIGN COUNTRY NY	10. SOCIAL SECURITY NUMBER [REDACTED]	11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	12. MARITAL STATUS (RDP) at time of death MARRIED	7. DATE OF DEATH (mm/dd/yyyy) 08/09/2015
13. EDUCATION - Highest Level (Grade) ASSOCIATE		14. ITA. HAD DECEDENT HAD POLIO (YES/NO/UNK) - If yes, see remarks on cause	15. DECEDENT'S RACE - Up to 3 races may be listed (see instructions on back) CAUCASIAN	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, retail construction, employment agency, etc.) SECURITY SYSTEMS		18. YEARS IN OCCUPATION 43
20. DECEDENT'S RESIDENCE (Street and number, or location) 18962 CADDINGTON CIRCLE				
21. CITY HUNTINGTON BEACH	22. COUNTY/PROVINCE ORANGE	23. ZIP CODE 92648	24. YEARS IN COUNTY 50	25. STATE/FOREIGN COUNTRY CA
26. DECEASED'S NAME, RELATIONSHIP ANNA CHETTA, WIFE				
27. DECEASED'S HOME ADDRESS (Street and number, or location, city or town, state and ZIP) 18962 CADDINGTON CIRCLE, HUNTINGTON BEACH, CA 92648				
28. NAME OF BIRTHPARENT - FIRST CHUTIMA		29. MIDDLE ANNA	30. LAST (BIRTH) NAME MANGLANOND	
31. NAME OF FATHER/PARENT - FIRST UNKNOWN		32. MIDDLE UNKNOWN	33. LAST (BIRTH) NAME UNKNOWN	
34. NAME OF MOTHER/PARENT - FIRST MARIA		35. MIDDLE -	36. LAST (BIRTH) NAME CHETTA	
37. BIRTH STATE ITALY				
39. DEPOSITION DATE (mm/dd/yyyy) 06/12/2015		40. PLACE OF FINAL DEPOSITION PACIFIC VIEW MEMORIAL PARK 3500 PACIFIC VIEW DRIVE, CORONA DEL MAR, CA 92625		
41. TYPE OF DEPOSITION BU		42. SIGNATURE OF REGISTRAR NOT EMBALMED		43. LICENSE NUMBER FD1176
44. NAME OF FUNERAL ESTABLISHMENT PACIFIC VIEW MORTUARY		45. LICENSE NUMBER FD1176		46. ORGANIZATION OF LOCAL REGISTRAR ERIC G. HANDLER, M.D.
47. DATE (mm/dd/yyyy) 08/11/2015				
101. PLACE OF DEATH HOAG MEMORIAL HOSPITAL PRESBYTERIAN		102. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> Other	103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Nursing Home <input type="checkbox"/> Hospice <input type="checkbox"/> Home <input type="checkbox"/> Other	
104. COUNTY ORANGE		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 1 HOAG DR		106. CITY NEWPORT BEACH
107. CAUSE OF DEATH (a) PNEUMONIA		108. LEAD REPORTED TO CORONER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		109. DAYS 0
108. UNDERLYING CAUSE OF DEATH (Specify the chain of events - of organ, part, or system - that caused death. DO NOT infer through events such as "fall from roof", "respiratory arrest" or "cardiac arrest" without showing the etiology. DO NOT abbreviate.) (b) SENILE DEMENTIA		110. SUCRIFY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111. YRS 0
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 NONE		113. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		114. USED IN OTHER DEATH CASE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
115. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? If yes, list type of operation and date. NO		116. IF PERMANENT PRESENT IN LAST TEST <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		
117. DATE (mm/dd/yyyy) THAT THE BODY OF THE DECEASED DEPARTED FROM THE COUNTY 05/26/2015		118. SIGNATURE AND TITLE OF CERTIFIER WILLIAM BURNS ENSLEY JR. M.D.		119. LICENSE NUMBER A84832
118. DATE (mm/dd/yyyy) THAT THE BODY OF THE DECEASED DEPARTED FROM THE COUNTY 06/09/2015		119. TYPE OF DEATH (MAY BE MORE THAN ONE) - Check all that apply. <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suspected by Informant		120. DATE OF DEATH 08/11/2015
120. PLACE OF BIRTH (e.g., home, construction site, wooded area, etc.)		121. INJURY DATE (mm/dd/yyyy)		122. HOUR (24 HOUR)
123. DESCRIBE HOW INJURY OCCURRED (Event which resulted in injury)				
124. LOCATION OF INJURY (Street and number, or location, and city, and state)				
125. SIGNATURE OF CORONER / DEPUTY CORONER		126. DATE (mm/dd/yyyy)	127. TYPE (NAME, TITLE OF CORONER / DEPUTY CORONER)	



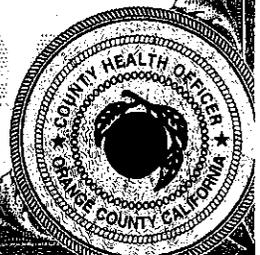
CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
 COUNTY OF ORANGE } SS

DATE ISSUED June 17, 2015

This is a true and exact reproduction of the document officially registered and placed on file in the office of the VITAL RECORDS SECTION, ORANGE COUNTY HEALTH CARE AGENCY.

Eric G. Handler M.D.
 ERIC G. HANDLER, M.D.
 HEALTH OFFICER
 ORANGE COUNTY, CALIFORNIA



This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.
 PUNCD (Rev. 03/12)

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B. Upon the Death of the Trustor

Upon the death of the Trustor, the assets subject to the terms of this Trust, including those received by the Trustee upon or by reason of the death of the Trustor, shall be held, administered and/or distributed in the following manner:

(1) Specific Gifts

(a) Upon the death of the Trustor, if the Trustor's wife, Chutima Chetta, survives the Trustor, the Trustee shall distribute all of the Trustor's jewelry, clothing, household furniture and furnishings, kitchenware, personal automobiles, photographs and other tangible articles of a personal nature, or any interest in any such property, not otherwise specifically disposed of by this instrument or in any other manner, together with any insurance on the property, to Chutima Chetta. (If Chutima Chetta does not want some of such tangible personal property, then any such unwanted tangible personal property shall be distributed to Christine Chetta, if she survives the Trustor.) If Chutima Chetta fails to survive the Trustor, the Trustee shall distribute all of the Trustor's jewelry, clothing, household furniture and furnishings, kitchenware, personal automobiles, photographs and other tangible articles of a personal nature, or any interest in any such property, not otherwise specifically disposed of by this instrument or in any other manner, together with any insurance on the property, to Christine Chetta, if she survives the Trustor. If both Christine Chetta and Chutima Chetta fail to survive the Trustor, this gift shall lapse and shall augment the residue of the Trust Estate.

(b) Upon the death of the Trustor, if Chutima Chetta survives the Trustor, the Trustee shall distribute One Million Dollars (\$1,000,000) outright and free of trust to Chutima Chetta. If Chutima Chetta fails to survive the Trustor, this gift shall lapse and shall augment the residue of the Trust Estate. (Note: As of the date of this First Amendment to and Complete Restatement of the Joseph Chetta Trust, Chutima Chetta is not a U.S. citizen.)

(c) (Note. The Trustor has intentionally and with full knowledge omitted any provision herein for the benefit of the Trustor's son, Michael Chetta, and his issue.)

(d) Upon the death of the Trustor, the Trustee shall distribute the following cash gifts:

- (i) \$20,000 to Lilitana Miranda (the Trustor's granddaughter)
- (ii) \$20,000 to Jacquelyn Lamadrid (the Trustor's granddaughter)
- (iii) \$20,000 to Juan DeGracia (the Trustor's grandson)
- (iv) \$20,000 to Michael DeGracia (the Trustor's grandson)
- (v) \$20,000 to Marcello DeGracia (the Trustor's grandson)
- (vi) \$20,000 to Shawn Kirsten (the Trustor's grandson)

ARTICLE II.
SUCCESSOR TRUSTEE

A. Named Successors

Joseph Chetta has been named as Trustee. If Joseph Chetta is unable or unwilling to serve, then Chutima Chetta shall serve as Trustee. If Chutima Chetta is unable or unwilling to serve as Trustee, then Christine Chetta shall serve as Trustee. If Christine Chetta is unable or unwilling to serve, then Bank of America, N.A. (hereinafter referred to as "U.S. Trust Company") shall serve as sole Trustee.

B. Power of Removal

The Trustor shall have the power to remove any Trustee acting hereunder, or to change any successor Trustee appointed hereunder, and appoint any person or corporation, qualified to conduct a trust business in any jurisdiction, as a successor Trustee. A change of a successor Trustee shall be by written instrument signed by the Trustor and delivered to the acting Trustee. The removal of an acting Trustee shall be evidenced by delivery to such Trustee of a written notice of such removal, a written appointment of the successor Trustee, and its acceptance of the Trust in writing. Upon delivery of such instruments to the Trustee to be removed, it shall, after deducting all charges and amounts due it as such Trustee, and upon receipt of such proper indemnity as it may reasonably require, transfer and deliver the Trust Estate together with an accounting for all acts affecting the Trust since the date of any prior accounting to the successor Trustee, and thereafter the Trustee so removed shall have no further powers, discretions, rights, obligations or duties with reference to the Trust Estate, and all such powers, discretions, rights, obligations and duties of the Trustee so removed shall inure to and be binding upon such successor Trustee.

C. Resignation of Trustee; Appointment of Successor Trustee in Case of Resignation or Vacancy

The Trustee, or any successor, may resign at any time upon giving written notice, thirty (30) days before such resignation is to take effect, to the Trustor, or after the death of the Trustor, to all adult beneficiaries and to the guardians, conservators or other fiduciaries of the estates of any minor or incompetent beneficiaries who may then be receiving or entitled to receive income hereunder. Unless there are specific provisions elsewhere herein concerning successor Trustees, a vacancy in the office of Trustee shall be filled in the following manner: a majority of the beneficiaries entitled to income who are competent to act, or their guardians or conservators, shall have the power to appoint an individual or corporation qualified to conduct a trust business in any jurisdiction as a successor Trustee. In the event a successor Trustee shall not be so designated, a resigning Trustee or any beneficiary of this Trust may secure the appointment of a successor Trustee by a court of competent jurisdiction at the expense of the Trust Estate. A resigning Trustee shall transfer and deliver to its successor the then entire Trust Estate, and it shall thereupon be discharged as Trustee of this Trust and shall have no further powers, discretion,