



MOBILE HOME REAL ESTATE EXCISE TAX AFFIDAVIT

Submit to County Treasurer of the county in which property is located.

Chapter 82.45 RCW Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER: Name Betty Kansteiner, Street 10902 138th Ave. S.E., City Rainier, State WA, Zip Code 98576. LOCATION OF MOBILE HOME: Name Sonary Crest Mobile Home Park, Street 2015 6th Ave. #230B, City Clarkston, State WA, Zip Code 99403.

NEW REGISTERED OWNER: Name Thomas S. McMillan, Rita J. Price, Street 2016 6th Ave. #230B, City Clarkston, State WA, Zip Code 99403. LEGAL OWNER: Name Twin River National Bank, Street, City, State, Zip Code.

PERSONAL PROPERTY PARCEL or ACCOUNT NO. 50413500200022300 LIST ASSESSED VALUE(S): \$ 46800

REAL PROPERTY PARCEL or ACCOUNT NO. LIST ASSESSED VALUE(S): \$

Table with columns: MAKE (Goldstar), YEAR (1989), MODEL, SIZE (60' X 27'), SERIAL NO. or I.D. (76SA18SN11590AB), REVENUE TAX CODE NO. (23P)

Asotin County Tax Summary: Date of Sale, Taxable Sale Price \$40,000.00, Excise Tax \$512.00, Delinquent Interest \$0.0025, Total Due \$617.00.

AFFIDAVIT: I certify under penalty of perjury... Signature of Betty Kansteiner by Nancy Snodderly, AIF. Date and Place of Signing: 08/22/2016 - Clarkston, WA.

Signature of Grantee/Agent: Thomas S. McMillan or Rita J. Price. Date & Place of Signing: 8/30/2016 - Clarkston, WA.

TREASURER'S CERTIFICATE: I hereby certify that property taxes due Asotin County on the mobile home described hereon have been paid to and including the year 2016. Date 8/31/16, County Treasurer or Deputy Y. Allen.

If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW 9.45.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

THIS SPACE - TREASURER'S USE ONLY

PAID PAID

REV 84 0003e (4/9/08) COUNTY TREASURER

AUG 31 2016 AUG 31 2016

ATEC CK # 16709

ASOTIN COUNTY TREASURER ASOTIN COUNTY TREASURER

ATEC CK # 16709

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After recording return to:

David A. Gittins
Law Offices of David A. Gittins
843 Seventh Street (P.O. Box 191)
Clarkston, WA 99403

GENERAL DURABLE POWER OF ATTORNEY

OF

BETTY I. KANSTEINER

I, Betty I. Kansteiner, as principal, domiciled and residing in the State of Washington, hereby revoke any other powers of attorney which I may have previously executed and, as authorized by Chapter 11.94 of the Revised Code of Washington, as amended, hereby designate and appoint Nancy Snodderly as my attorney-in-fact. In the event Nancy Snodderly is unable to serve, then I designate and appoint Leeann Gill as my attorney-in-fact.

1. **Powers.** The attorney-in-fact, as a fiduciary, shall have all powers of an absolute owner over the assets and liabilities of the principal, whether located within or without the State of Washington, including, without limitation, the power and authority to:

- 1.1 Make deposits to and payments from any account in a financial institution in the name of the principal and to enter any safe deposit box to which the principal has a right of access and deposit or remove property therefrom.
- 1.2 Open and close any account in a financial institution.
- 1.3 Open or close any account with any financial institution, investment firm, or other entity for the purpose of managing the Principal's financial affairs.
- 1.4 Sell, exchange, or otherwise transfer title to the principal's stocks, bonds, or other securities.

- 1.5 Sell, convey, exchange, or otherwise transfer or encumber any real or personal property of the principal.
- 1.6 Submit all federal and state income tax and gift tax returns on behalf of the principal and to pay all such taxes as may be due.
- 1.7 Represent the principal during audits, appeals, and lawsuits related to any income or gift tax return filed on behalf of the principal, and to pay any assessments for interest or penalties levied against the principal in connection with such tax returns.
- 1.8 Make transfers of the principal's property, both real and personal, to any trust created by the principal of which the principal is the beneficiary during the principal's life.
- 1.9 Make transfers and gifts of the principal's property, including but not limited to transfers to the principal's spouse, gifts to the principal's children and gifts to the principal's beneficiaries under the Last Will and Testament or a revocable trust in which principal is the trustor (collectively "Beneficiaries"), for the purpose of qualifying the principal for governmental medical assistance to the full extent provided by law should there be a need for medical care or for the purpose of preserving for the principal's Beneficiaries the maximum amount of property allowed under applicable law if an application has been made for governmental medical assistance; any transfers made pursuant to this paragraph shall not be deemed to be a breach of fiduciary duty by the attorney-in-fact.
- 1.10 Make, amend, alter or revoke any community property agreement, agreement as to status of property, or other document of similar import entered into by the principal and principal's spouse.
- 1.11 My attorney-in-fact is hereby nominated as guardian of the person and estate of any minor child of mine, whether born at the time of making of this Durable Power of Attorney or afterwards, which power shall continue during the disability of me as principal during the minority of the child unless sooner terminated.
- 1.12 To engage reasonable and prudent income, estate and gift tax planning for the principal, including the following.

- a. The authority to disclaim or renounce any interest or power on behalf of the principal, including but not limited to any interest as that term is defined under RCW 11.86.011, and whether or not such disclaimer or renunciation is qualified as such under the provisions of Section 2518 of the Internal Revenue Code of 1986, as amended, and RCW Chapter 11.86.
- b. The authority to make regular and substantial contributions to those charitable organizations that the principal supports.
- c. The authority to establish trusts and other legal entities, to transfer the principal's assets to such trusts or entities and to amend such trusts or the operating documents of such legal entities (to the extent that such documents are subject to amendment by their terms) for the purpose of accomplishing the principal's estate and/or tax planning objectives. Any trust established pursuant to this paragraph shall contain provisions substantially similar to those set forth in the principal's Will, Trust, or other testamentary dispositive instruments for distribution of the principal's estate upon death. Such authority shall include the power:
 - i. To establish a qualified personal residence trust and to transfer all or any portion of the principal's interest in a qualifying residence to a qualified personal residence trust and to establish any other irrevocable trust for the beneficiary or children and/or their issue (including the authority to include grandchildren as current income beneficiaries).
 - ii. To form and/or contribute the principal's assets (including both real and personal property) to partnerships (including general and limited partnerships), limited liability companies, limited liability partnerships, sole proprietorships, and any other form of business entity; to enter into joint ventures or associations with others on such terms as may be deemed appropriate; to enter into agreements respecting voting rights, management, deferred compensation, profit sharing, future sale or retention, etc., all without obtaining authority therefore from any court; and/or to actually operate or participate in the formation, modification, operation or management of any such entity(ies), including, but not limited to, acting (and voting the principal's interest where

applicable) as a general partner, limited partner, member, manager, shareholder, fiduciary, board member or an officer of any business or entity in which grantee owns or creates any interest in any business or entity.

- iii. To establish charitable trusts that provide a "split interest" benefit for the principal and/or children (charitable remainder trust or charitable lead trust) and the authority to establish a wholly charitable private or non-private foundation.
 - iv. To hold, manage, acquire or dispose of any business or an interest in any entity, including, but not limited to, general or limited partnerships, sole proprietorships, corporations, limited liability companies or any other entities; to make any elections necessary to cause any such corporation to become a subchapter S corporation; incorporate a part or all of such entity or business (or any investment held in such entity or business) in one or more corporations, with whatever capital and ownership structure the powerholder may deem appropriate, whether alone or with others.
- d. The authority to make, alter, amend or revoke the beneficiary designation, and make any other election with respect to any of the principal's life insurance policies, employee benefit plans, individual retirement accounts or similar assets, provided such power to make, alter, amend or revoke is exercised by an attorney-in-fact who is not related to or subordinate to the principal as such terms are defined under Section 672(c) of the Internal Revenue Code of 1986, as amended.
- e. The authority to make gifts to or for the benefit of one or more of the principal's children and other lawful descendants (outright, in trust or to a custodial account), including gifts which exceed the annual gift tax exclusion amount as set forth in Section 2503(b) of the Internal Revenue Code of 1986, as amended, provided such power to make gifts is exercised by the spouse of the principal or an attorney-in-fact who is not related to or subordinate to the principal as such terms are defined under Section 672(c) of the Internal Revenue Code of 1986, as amended.

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- f. The authority to make gifts to or for the benefit of one or more of the principal's children and other lawful descendants (outright, in trust or to a custodial account) in an amount not to exceed the annual exclusion gift tax amount set forth in Section 2503(b) of the Internal Revenue Code of 1986, as amended. Provided, if a child of the principal is serving as attorney-in-fact, the power to make gifts as referenced herein may not be exercised unless all of the then-living and legally competent children of the principal consent to such gifts.

2. **Purposes.** The attorney-in-fact shall have all powers as are necessary or desirable to provide for the support, maintenance, health, emergencies, and urgent necessities of the principal.

3. **Effectiveness.** This power of attorney shall become effective upon execution of this Durable Power of Attorney and shall not be affected by the disability or incompetence of the principal.

4. **Duration.** This Durable Power of Attorney becomes effective as provided in section 3 hereof and shall remain in effect for the period and to the extent permitted the Revised Code of Washington, or until revoked or terminated under section 6 or 7 hereof, notwithstanding any uncertainty as to whether the principal is dead or alive.

5. **Ascertainable Standard.** Notwithstanding any provision of this power of attorney or of applicable law seemingly to the contrary, and except as to the transfers or gifts intended to create qualification of the principal for Medicaid or medical assistance programs, to continue or maintain such benefits or to avoid or prevent estate or lien recovery in respect of such services (even if such transfers and gifts create periods of ineligibility prior to eligibility), any right or power exercisable by the attorney-in-fact which would otherwise constitute a general power of appointment in the attorney-in-fact under sections 2041 or 2514 of the Internal Revenue Code may be exercised in favor of the attorney-in-fact only if necessary for the purpose of providing for the support, maintenance, health or education of the attorney-in-fact. The principal expressly waives the application of RCW Chapter 11.95.100 and 11.95.110 in respect of gifts made to the attorney-in-fact under this power if the transfers were gifts are made or intended to create qualification of the principal for Medicaid or medical assistance programs, to continue or maintain such benefits or to avoid or prevent estate or lien recovery in respect of such services.

6. **Revocation.** This power of attorney may be revoked, suspended, or terminated in writing by the principal with written notice to the designated attorney-in-fact. In addition, if this power of attorney has been recorded, the written instrument of revocation shall be recorded in the office of the recorder or auditor of any county in which the power of attorney is recorded.

7. **Termination.**

By Appointment of Guardian. The appointment of a guardian of the estate of the principal vests in the guardian, with court approval, the power to revoke, suspend, or terminate this power of attorney. The appointment of a guardian of the person only does not empower the guardian to revoke, suspend, or terminate this power of attorney.

By Death of Principal. The death of the principal shall be deemed to revoke this power of attorney at the time the attorney-in-fact receives actual knowledge or actual notice of such death.

Dissolution of Marriage. The designation of the principal's spouse as attorney-in-fact shall terminate immediately upon the filing of a petition for legal separation or marital dissolution by either the principal or the principal's spouse.

8. **Nomination of Guardian.** If it should at any time be necessary to appoint a guardian or limited guardian of the person or estate of the principal, the principal hereby nominates the then acting attorney-in-fact designated above as the principal's said guardian or limited guardian.

9. **Accounting.** The attorney-in-fact shall be required to account to any personal representative subsequently appointed for the principal.

10. **Reliance.** The designated and acting attorney-in-fact and all persons dealing with the attorney-in-fact shall be entitled to rely upon this power of attorney so long as at the time of any act taken pursuant to this power of attorney, the attorney-in-fact had not received actual knowledge or actual notice of any revocation, suspension, or termination of the power of attorney by death or otherwise. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees, or personal representatives of the principal.

