



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: Carolly McGlothen, Street: 2015 6th Ave #323, City: Clarkston WA 99403

NEW REGISTERED OWNER Name: Irene Nicks, Street: 2015 6th Ave #323, City: Clarkston, Wa 99403

LOCATION OF MOBILE HOME Street: 2015 6th Ave #323, City: Clarkston WA 99403

LEGAL OWNER Name, Street, City, State, Zip Code

PERSONAL PROPERTY PARCEL or ACCOUNT NO. 50413500200023230 LIST ASSESSED VALUE(S): \$ 10600.00

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

Table with columns: MAKE, YEAR, MODEL, SIZE, SERIAL NO. or I.D., REVENUE TAX CODE NO. (Westf., 1980, IDFL1E948042042)

Date of Sale, Taxable Sale Price \$25,000.00, Excise Tax \$320.00, Delinquent Interest \$4.10, Subtotal \$406.89, Total Due \$410.89

AFFIDAVIT I certify under penalty of perjury... Signature of Grantor/Agent SEE ATTACHED, Signature of Grantee/Agent Irene Nicks, Date & Place of Signing: Sept 28, 2016

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 9/28/16 V. Allen County Treasurer or Deputy

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).

Irene Nicks CA# 5700 REV 84 0003 (12/27/06) (Signature)

THIS SPACE RESERVED FOR THE COUNTY TREASURER'S USE ONLY

SEP 28 2016 ASOTIN COUNTY TREASURER

49686

COUNTY TREASURER

Affidavit in Lieu of Title

Reason for use: Transfer of Ownership

License number &218240	Vehicle identification number (VIN) IDFL1E948042042	Model year 1980	Make WESTF
Series/Body MOBILEHO	Model	Body type	Title number 1203102712
			Mileage
			Code E

Registered owner: MCGLOTHEN, DARRYL D MCGLOTHEN, CAROLLY 2015 6TH AVE # 323 CLARKSTON WA 99403	Legal owner:
--	--------------

Printed as of 08/10/2016 Time 2:50 PM

By my signature I release interest in the vehicle described above. The title is not in my possession because it was lost, stolen, destroyed or _____

Anyone who knowingly makes a false statement of a material fact shall be guilty of a felony and upon conviction shall be punished by a fine. (RCW 46.12.750)

<input checked="" type="checkbox"/> <u>Darryl D. McGlothen</u> Signature	<input checked="" type="checkbox"/> <u>Carolly McGlothen</u> Title
State of <u>WA</u>	County of <u>Benton</u>
Signed and sworn to before me on <u>8-10-16</u>	by <u>Darryl + Carolly McGlothen</u>
(Seal or stamp)	<input checked="" type="checkbox"/> <u>Miranda Castilleja</u> Signature
Title <u>Agent</u>	Dealer or county/office number or notary expiration date <u>0301-80</u>

Instructions to financial institutions

To speed up the transfer process, give the title or Affidavit in Lieu of Title to the buyer with a release of interest from the seller (your customer). A vehicle odometer disclosure statement is required if the vehicle is less than 10 years old (unless exempt). The buyer can take the documents to any vehicle licensing office and transfer the title. The buyer must **transfer title within (15) days** of the date of sale. Failure to do so will result in penalty fees (RCW 46.12.650). The seller must file a report of sale within 5 days of the date of sale; file it for free online at www.dol.wa.gov or at any vehicle licensing office for a fee.

Requestor's name **MCGLOTHEN, DARRYL D**
 Address **2015 6TH AVE # 323**
 City **CLARKSTON**
 State **WA** ZIP code **99403**

Check Cash \$12.00

Validation code 80030102162230810160038020758

Rpt ID: AAFFPR-1

49686

SALE AGREEMENT AND EARNEST MONEY RECEIPT (Washington)

This is a legally binding contract.
If not understood, seek competent advice.

AGENCY DISCLOSURE: Purchaser and Seller each acknowledge receipt of the pamphlet The Law of Real Estate Agency. The real estate licensees represent the parties shown, and the parties consent to representation and to the terms of compensation shown below:

- 1. (selling agent) is the agent of (check one only) the Purchaser exclusively (buyer agency); the Seller exclusively (subagency); or both the Seller and the Purchaser (dual agency).
- 2. (selling agent's firm) is the agency of (check one only) the Purchaser exclusively (buyer agency); the Seller exclusively (subagency); or both the Seller and the Purchaser (dual agency).
- 3. (listing agent) is the agent of (check one only): the Seller exclusively; or both the Seller and the Purchaser (dual agency).
- 4. (listing agent's firm) is the agent of (check one only): the Seller exclusively; or both the Seller and the Purchaser (dual agency).

The Seller will compensate the listing agent's firm (CHECK IF APPLICABLE) The listing agent's firm will compensate the selling agent's firm. (CHECK IF APPLICABLE) The Purchaser will compensate the selling agent's firm to the extent the agreed compensation exceeds the amount received from the listing agent's firm. Each firm will compensate its agent(s).

I, PURCHASER'S OFFER: \$ 25,000 (Purchaser) 11
offer(s) to purchase the following real property in the County of Asotin State of Washington (insert address and legal description): Address of 12
Subject Property 2015 6th Ave Space # 323 Plakston WA 99403 13
1780 Stafford Mobile Home #476 w/expand 14

and the following personal property (personal property in as is condition): Deposit Acct # 000090729-9 16
or the purchase price of 25,000 Dollars \$ 17
payable as follows: (a) earnest money herein received for of 1,000 Deposit 18
(b) on (date) 8/19/2016, as additional earnest money, the sum of \$ 19
(c) on delivery of deed contract, the sum of (balance of down payment) \$ 20
(d) the balance of the purchase price \$ 21

payable as follows: THE \$1,000 IS CREDITED TO THE BUYER FOR THE PURCHASE 22
OF 2015 6th AVE SPACE # 323. THE BUYER JANE L NICKS #1,000 23
MUST CLOSE ON OR BEFORE AUGUST 31st 2016 OR LOSES THE \$1,000 24
DEPOSIT. BUYER WILL BRING \$24,000 TO PIFCU PRIOR TO 8/31/16 TO GET 25
7 FEES 26

(CHECK IF APPLICABLE) SEE ADDENDUM A FOR ADDITIONAL PROVISIONS. 27
Contingencies: If a loan is provided for above, Purchaser shall promptly apply and use best efforts to obtain that loan, and the sale and purchase are subject to the Purchaser and the property qualifying for the 28
loan. 29

Earnest Money Deposit. If this offer is accepted, the earnest money received for below shall be: (a) retained in the Pooled Trust Account of the listing firm selling firm until closing, refund or forfeiture; or 30
Escrow. 31
(b) (use only if closing in escrow) deposited with Alliance Title & Escrow Corp. PIFCU as escrow. 32

Property Included/Excluded. With the following exceptions, Seller shall leave on the premises as part of the property purchased: all irrigation, plumbing, heating, cooling, electrical and lighting fixtures (including oil 33
tanks but excluding unattached fireplaces equipment); built-in appliances; water heaters; bulbs and tubes; window treatments; window and door screens; storm doors and windows; attached floor coverings; attached 34
television antennae; and all shrubs, plants and trees. The exceptions are (if none, so state): Other 35
Leased Fixtures. None. The following fixtures are leased: furnace gas conversion burner hot water tank soft water tank security/fire alarm system propane tanks(s) Other 36

Total lease payments are approximately \$ /mo. At closing (check and complete (a) or (b)): (a) Purchaser 37
will assume the leases purchase the leased fixtures; or (b) Seller will purchase the leased fixtures and deliver them to Purchaser and Seller's cost will be included in added to the purchase price. 38
Deed. The property is to be conveyed by statutory warranty deed free and clear of all liens and encumbrances except zoning ordinances, building and use restrictions, reservations in Federal patents, easements of 39

record which benefit the property or area where the property is located, and (if none, so state) 40
Seller Financing. If Seller will hold a contract or trust deed, the contract or trust deed shall require Purchaser to: (a) maintain the real property in good condition; (b) provide fire and customary casualty insurance nam- 41
ing Seller as insured, for the full insurable value of the real property; and (c) pay all real property taxes and assessments when due. Purchaser's default shall entitle Seller to: (a) call all amounts owing, due and 42
payable; (b) recover Seller's reasonable attorney fees incurred in exercising Seller's remedies under the contract or note and trust deed; and (c) exercise all remedies legally available. The following form(s) shall be 43

used for the note and trust deed/contract: August 31st 2016 44
Possession. Possession of the property is to be delivered to Purchaser: within _____ day(s) after closing, on or before August 31st 2016 45
Pro Rates. Real property taxes, rents, unused tenant deposits (whether or not refundable), interest on obligations assumed by Seller, other expenses prepaid by Seller for the property, and accrued and unpaid 46
obligations relating to the property and for which Purchaser will be responsible, shall be prorated between Seller and Purchaser as of the date of possession. Real property taxes assessed after closing on account of the sale shall 47
prior special assessment of the property shall be paid by Purchaser Seller (INDICATE WHICH). Purchaser shall pay Seller for heating oil in the tank at date of possession. Excise tax on account of the sale shall 48
be paid by Seller. 49

Closing. Closing shall occur on or before _____ (CHECK IF APPLICABLE) The transaction will be closed by the escrow company named above, with 50
the escrow fee paid 50% by Seller and 50% by Purchaser. At closing, Seller may pay, out of the purchase money, encumbrances under this agreement without the written consent of Seller. 51
Assignment. If any of the purchase price will remain owing to Seller after closing, Purchaser may not assign Purchaser's rights under this agreement without the written consent of Seller. 52

Seller's Representations. Seller represents that: (a) except as stated in this agreement or in Seller's Real Property Transfer Disclosure Statement, if any, Seller knows of no material structural defects in the real 53
property including the heating, cooling, electrical and plumbing systems and equipment; (b) the residence is connected to a public sanitary sewer system a cesspool or septic tank a public water system 54
 a private well. Seller agrees that the real property including those systems and equipment shall be in substantially its present condition, at delivery of possession. With these exceptions, the real property is sold and 55
purchased as is, with all defects apparent and not apparent. NOTE: Seller may be required to give Purchaser a statutory Real Property Transfer Disclosure Statement. 56
Private Well. If the property is served by a private water well, Seller represents that: (a) the well has provided an adequate supply of water during the entire year for the uses it serves; (b) (if the well provides water 57
for human consumption) to the best of Seller's knowledge the water is fit for human consumption; and (c) the continued use of the well and water complies with the laws of all governmental agencies. No other repre- 58

sentations are made concerning the water supply and well. 59
Inspections. Purchaser understands that a complete professional inspection of the property is advisable. CHECK ONE OF THE FOLLOWING TWO BOXES: 60
 PROFESSIONAL INSPECTION(S): Purchaser may have the property and all elements and systems thereof (including any private water well serving the property) inspected by one or more professionals 61
chosen and employed by Purchaser. If an inspector reports the presence of a material defective condition or of a lead-based paint hazard in the property, Purchaser may terminate the transaction by delivering, 62

to Seller or the listing firm, written notice of Purchaser's disapproval of the inspection report. Notice must be delivered within _____ business days (seven if not filled in) after the date this agreement is 63
made. Purchaser shall promptly provide a copy of the report to Seller if requested by Seller. Purchaser understands that if Purchaser does not give written notice of disapproval of an inspection performed 64
showing a material defective condition or a lead-based paint hazard, within the time provided above, that constitutes acceptance of the condition of the property. 65
 PURCHASER'S INSPECTION: Purchaser has personally inspected the property and all elements and systems thereof. Purchaser is fully satisfied and has elected NOT to have an inspection performed 66
by anyone else. 67

Lead-Based Paint. (Check and comply if property includes non-exempt housing constructed before 1978) See attached "Seller's Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint 68
Hazards." 69
Smoke Detectors. Seller agrees that prior to closing a properly installed and functioning smoke detector(s) will be installed in each dwelling unit as required by law. 70
Title Insurance. As part of closing, Seller will furnish to Purchaser at Seller's expense a title policy in the amount of the purchase price and insuring marketable title. Prior to closing, Seller shall give Purchaser a title 71
insurance company's report showing its willingness so to insure title to the property. 72

Earnest Money Payment/Refund. "Earnest money" is intended to bind Purchaser to this agreement. If Seller does not accept this offer, or if Seller accepts this offer and fails to close the sale as provided in this agree- 73
ment, the earnest money shall be refunded, but Purchaser's acceptance of the refund is not a waiver of other remedies available to Purchaser. In the event Purchaser fails, without legal excuse, to complete the 74
purchase of the property, then the earnest money deposit made by Purchaser and additional earnest money, if any, agreed to be paid shall be forfeited to Seller as the sole and exclusive remedy avail- 75
able to the Seller for such failure. However, the amount forfeited shall not exceed 5% of the purchase price for the property. Forfeited earnest money shall be disbursed (check one): as provided in the listing 76

agreement; 50% to Seller and 50% to the listing firm; or 77
Purchaser's initials: (A) JLN (B) AK Seller's initials: (A) _____ (B) _____ 78
Time/Essence/Binding Effect. Time is of the essence. This contract is binding upon the successors and permitted assigns of Purchaser and Seller. 79

Purchaser grants the selling real estate firm through (date) _____ to secure the Seller's acceptance. Purchaser has an executed copy of this offer, which Purchaser has 80
read and understands. The deed or contract is to be prepared in the name of _____ 81
Purchaser (A): JANE L NICKS Date: 8/19/2016 (B): JANE L NICKS Date: 8/19/2016 82
Address (A): 254B STAFFORD DRIVE PLAKSTON WA, 99403 83

Address (B): _____ & _____ Fax: (A) _____ (B) _____ 84
Phone(s): (A) (509) 780-3664 (B) _____ & _____ 85

C. RECEIPT FOR EARNEST MONEY: Received from the Purchaser the sum of \$ 1,000 in the form of cash check promissory note payable 86
on _____; as earnest money, which selling firm will handle as provided above. 87
Selling firm: N/A Selling agent: N/A Phone: _____ Fax: _____ 88

Address: N/A 89
D. SELLER'S ACCEPTANCE/REJECTION: Seller accepts the Purchaser's offer; or rejects the offer and makes the attached counter offer. Seller agrees to pay the listing firm a commission of 90

\$ ZERO for services rendered in this transaction and grants the listing firm a lien on the proceeds of the sale to secure payment of that commission. Seller acknowledges receipt of 91
an executed copy of this contract, which Seller has read and understands. 92
Seller (A): Darryl D. McBlather Date: 8/19/2016 (B): Carolyn L. McBlather Date: 8/19/2016 93
Print Seller Name(s): (A) Darryl D. McBlather (B) Carolyn L. McBlather 94
Address (A): SIGNATURE 95

Address (B): _____ & _____ Fax: (A) _____ (B) _____ 96
Phone(s): (A) _____ (B) _____ 97

E. PURCHASER'S ACKNOWLEDGMENT: Purchaser acknowledges receipt of a copy of Purchaser's offer showing Seller's acceptance, and confirms Purchaser's agreement to purchase the property. 98
Purchaser (A): JANE L NICKS Date: 8/19/2016 (B): _____ Date: _____ 99

F. COMMISSION DIVISION: If this transaction involves more than one real estate firm, the listing firm will pay the selling firm, out of the commission received in cash, _____ % of the sale price for the property. 99

Listing Broker's initials _____ Selling Broker's initials _____
For other forms to be used in this transaction, the publisher recommends S-N Form Nos: 503 - Seller's Disclosure of Information on Lead-Based Paint and/or Lead Based Paint Hazards; 507 - The Law of Real Estate Agency; 810 - Handy Pad (Addendum); 910 - Counter Offer; and 2008 - Protect Your Family from Lead in Your Home (EPA pamphlet).
BROKER'S COPY
49686