

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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.

SELLER GRANTOR	1 Name <u>James Whiting aka</u> <u>James H. Whiting 1992 Revocable Living Trus</u>	BUYER GRANTEE	2 Name <u>Brianna Reedy</u> <u>Brandon Reedy</u>
	Mailing Address <u>10 Janis 3733 1 1/2 St.</u>		Mailing Address <u>1880 Neal Drive</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston WA 99403</u>
	Phone No. (including area code)		Phone No. (including area code)
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Brianna Reedy Brandon Reedy</u>		10040300300090000 <input type="checkbox"/>	
Mailing Address <u>1880 Neal Drive</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>152,500.00</u>	

4 Street address of property: 1880 Neal Drive, Clarkston, WA

This property is located in unincorporated Asotin County OR within city of Unincorp

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

see attached legal description

5 Select Land Use Code(s):
11 Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

YES NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

6 YES NO
Is this property designated as forest land per chapter 84.33 RCW?
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?
Is this property receiving special valuation as historical property per chapter 84.26 RCW?

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE _____

PRINT NAME _____

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document	<u>Statutory Warranty Deed (SWD)</u>	
Date of Document	<u>11/29/17</u>	
Gross Selling Price \$	<u>182,000.00</u>	
*Personal Property (deduct) \$	<u>0.00</u>	
Exemption Claimed (deduct) \$	<u>0.00</u>	
Taxable Selling Price \$	<u>182,000.00</u>	
Excise Tax : State \$	<u>2,329.60</u>	
Local \$	<u>455.00</u>	
*Delinquent Interest: State \$	<u>0.00</u>	
Local \$	<u>0.00</u>	
*Delinquent Penalty \$	<u>0.00</u>	
Subtotal \$	<u>2,784.60</u>	
*State Technology Fee \$	<u>5.00</u>	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>	
Total Due \$	<u>2,789.60</u>	

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>James Whiting aka</u>	Signature of Grantee or Grantee's Agent <u>Brianna Reedy</u>
Name (print) <u>James Whiting aka</u>	Name (print) <u>Brianna Reedy</u>
Date & city of signing: <u>11.30.17, Clarkston, WA</u>	Date & city of signing: <u>12.1.17, Clarkston, WA</u>

Perjury: 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)).

EXHIBIT "A"

374001

Lot 3 in Block J of Vineland, according to the official plat thereof, filed in Book B of Plats at Page(s) 77, records of Asotin County, Washington, more particularly described as follows: From the stone monument at the Southeast corner of Lot 3 in Block J of Vineland, said point being at the intersection of the centerlines of the county road, thence Westerly along the center line of said county road a distance of 220 feet; thence deflect right 90°00' a distance of 210 feet to the true place of beginning; thence continue on the last mentioned course 75 feet; thence deflect left 90°00' a distance of 115.36 feet; thence deflect left 90°00' a distance of 75 feet; thence deflect left 90°00' a distance of 115.36 feet to the true place of beginning.

For BR

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CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
CENTER FOR VITAL STATISTICS AND HEALTH POLICY

State of Idaho
CERTIFICATE OF DEATH

State File No.
Local Reg. No. 2-423

DECEASED: GLADYS MARIE WHITINGER, Female, 9 November 2000. SOCIAL SECURITY NUMBER: [REDACTED], AGE: 69, BIRTH: 24 Feb. 1931, LEWISTON, IDAHO. PLACE OF DEATH: (1) Inpatient. FACILITY: St. Joseph's Regional Medical Center, Lewiston, Nez Perce. CAUSE OF DEATH: METASTATIC TRANSITIONAL CELL CARCINOMA of L KIDNEY. REGISTERED: 13 November 2000.

TYPE OR PRINT IN PERMANENT BLACK INK DO NOT USE FELT TIP PEN

NAME OF DECEASED FOR USE BY PHYSICIAN OR ANATOMIST

PARENTS

INFORMANT

DISPOSITION

CAUSE OF DEATH

CERTIFIER

TO BE USED FOR EXTERNAL CAUSES ONLY

CORONER'S REVIEW AREA

REGISTRAR

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO CENTER FOR VITAL STATISTICS AND HEALTH POLICY.

DATE ISSUED: November 13, 2000

This copy is not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

JANE S. SMITH
STATE REGISTRAR



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THE WHITINGER 1992 REVOCABLE LIVING TRUST

This Agreement is made this 1st day of June, 1992, by and between JAMES H. WHITINGER and GLADYS M. WHITINGER, husband and wife, ("Grantors"), and JAMES H. WHITINGER and GLADYS M. WHITINGER, acting jointly or separately, as co-trustees (collectively referred to herein as "Trustee").

ARTICLE ONE -- TRUST ESTATE

Grantors and Trustee hereby agree that Grantors have transferred to the Trustee, and the Trustee holds in Trust, the property described in Schedule A attached hereto. Said property, which was considered as the community property of Grantors, together with any other property which may hereafter become subject to this Trust, is referred to as the "trust estate" and shall be held, managed and distributed in accordance with this instrument. To the extent that either of the Grantors have or had any separate property interest in any portion of the property described in Schedule A, each of the Grantors do hereby declare such property to be transmuted to be the community property of the Grantors. The Grantors, or any other person, may transfer (by will, or otherwise) additional property to this trust, provided such property is acceptable to the trustee, and may further designate the trust to which such property shall be added. The trust ("this trust") may be referred to as The WHITINGER 1992 REVOCABLE LIVING TRUST.

ARTICLE TWO -- IDENTIFICATION OF FAMILY

Grantors declare that they are married and have two (2) children:

JANIS J. STEWART, residing in Spokane, Washington; and
GINA R. CROSBY, residing in Tigard, Oregon.

Each reference in this trust to the children, descendants or issue of Grantors or of any other person is intended to refer to and include only the lawful children, descendants or issue of such persons, including lawfully adopted children who were minors at the time of their adoption.

ARTICLE THREE -- REVOCATION AND AMENDMENT

A. During the joint lifetimes of the Grantors, this trust may be revoked in whole or in part by written instrument delivered to Trustee and signed by both Grantors. Upon receipt of such notice

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Residual By-Pass Trust as beneficiary of all such policies. During such time as surviving Grantor acts as Trustee under this instrument, he shall execute any documents necessary or appropriate to implement the actions taken by First Security Bank on the request of any insurance company. The Trustee shall charge against the principal of the Residual By-Pass Trust all premiums on policies that First Security Bank shall elect to continue in force from time to time. The responsibilities of the Special Trustee shall be limited to the exercise of powers under this Article Five and as Special Trustee it shall not be concerned with any other aspects of the administration of this trust.

D. The Trustee shall pay the net amount of any premium, assessment, or other charge, after deducting any dividend or other credit against the charge, that is required to keep it a binding insurance contract, on any insurance policy of which the trust is the owner. Such payments shall be allocated to principal.

ARTICLE SIX -- DUTIES AND RESPONSIBILITIES OF TRUSTEE

A. All receipts and expenses shall be administered by the Trustee, subject to any limitations stated elsewhere herein, and allocated to principal and income as the trustee shall determine in accordance with the Uniform Principal and Income Act (Chapter 10 of Title 68 of the Idaho Code). This trust shall be governed by the provisions of the Uniform Trustee's Powers Act (Chapter 1 of Title 68 of the Idaho Code) to the extent not inconsistent herewith.

B. Notwithstanding any other provisions herein to the contrary, the trustee shall not dispose of any real property trust assets without the express written authorization of Grantors (or Surviving Grantor, as the case may be) at the time of the proposed disposition. Such written approval may be given either by Grantors (or Surviving Grantor, as the case may be) or by their guardian(s) or conservator(s).

C. The Trustee shall be entitled to receive reasonable compensation for all duties performed hereunder, and shall be reimbursed for reasonable expenses incurred in the administration of this trust. If the Trustee is a Corporate Trustee, its compensation shall be in accordance with the schedule of fees of such Trustee applying to trust accounts of this kind at the time such services are rendered.

D. The Trustee may, upon giving notice to each beneficiary, surrender, disclaim, release, relinquish or amend, either in whole or in part, or reduce in scope, any administrative

provision of the trust which causes unanticipated tax liability, or conform the administrative provisions of the trust to the requirements of the taxing authorities. The Trustee is, therefore, expressly authorized to enter into any and all agreements with the Internal Revenue Service or any other governmental body of officials or to execute from time to time any declarations of policy or disclaimers restricting the discretion given Trustee, as will, in the discretion of the Trustee, tend to minimize the taxes engendered by this trust.

E. Any Trustee may resign at any time upon giving written notice, deposited the United States Mail, postage prepaid, and addressed to the following:

- (1) The Grantors, or the Surviving Grantor;
- (2) Any co-trustee;
- (3) All adult beneficiaries who are entitled or authorized to receive income payments from the Trust at that time;
- (4) The parents or guardians of any minor beneficiary who is entitled or authorized to receive income payments from the Trust at that time.

Any such resignation shall be effective at the expiration of thirty (30) days from the date of mailing such notice.

F. Upon the death, incapacity or resignation of either JAMES H. WHITINGER or GLADYS M. WHITINGER, then the other shall serve as sole trustee. Upon the death, incapacity or resignation of both JAMES H. WHITINGER and GLADYS M. WHITINGER, as trustee, then JANIS J. STEWART and GINA R. CROSBY are hereby appointed as co-successor Trustees. Incapacity, as used herein, shall mean that the Trustee is, in the judgment of two (2) physicians licensed to practice medicine in the state of Idaho, or the state of Washington, (or in such other state of which I am a resident at that time) unable to manage their financial affairs, whether because of illness or for any other reason.

The successor Trustee shall be vested with all the rights, powers, and privileges of the original Trustee. The successor Trustee shall have no responsibility or accountability for the acts of a predecessor Trustee; their accountability and responsibility shall be limited to those assets or properties, record title to which is in the name of the predecessor Trustee at the date when the successor Trustee commences to act and which are delivered into their possession or the existence of which are brought to their actual knowledge.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

James H. Whiting
JAMES H. WHITINGER

Gladys M. Whiting
GLADYS M. WHITINGER

ACCEPTED THIS 1 DAY OF JUNE, 1992.

James H. Whiting
JAMES H. WHITINGER, Trustee

Gladys M. Whiting
GLADYS M. WHITINGER, Trustee

STATE OF IDAHO)
)ss
County of Nez Perce)

On this 1st day of June, 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared JAMES H. WHITINGER and GLADYS M. WHITINGER, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

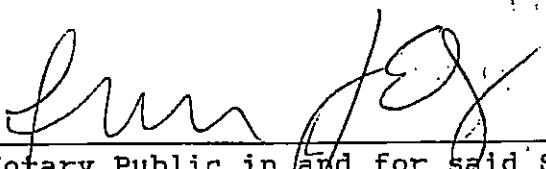
Sam J. Joy
Notary Public in and for said State,
residing at Lewiston therein.
My Commission Expires: October 8, 1997
(SEAL)

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STATE OF IDAHO)
)ss
County of Nez Perce)

On this 1st day of June, 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared JAMES H. WHITINGER, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as Trustee of THE WHITINGER 1992 REVOCABLE LIVING TRUST.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

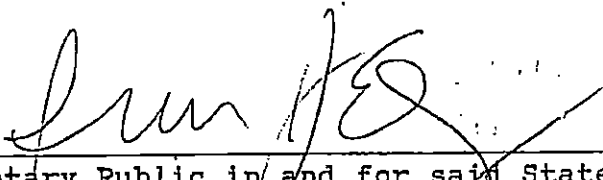


Notary Public in and for said State,
residing at Lewiston therein.
My Commission Expires: October 8, 1997
(SEAL)

STATE OF IDAHO)
)ss
County of Nez Perce)

On this 1st day of June, 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared GLADYS M. WHITINGER, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same as Trustee of THE WHITINGER 1992 REVOCABLE LIVING TRUST.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public in and for said State,
residing at Lewiston therein.
My Commission Expires: October 8, 1997
(SEAL)