

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	Name <u>Evelyn Greene Courtney, Trustee</u>	BUYER GRANTEE	Name <u>Nicholas Brent Hardin</u>
	<u>Courtney Living Trust, November 8, 2001</u>		<u>Whitney Lauren Hardin</u>
	Mailing Address <u>609 Shadyln</u>		Mailing Address <u>613 Crest Alta Dr</u>
	City/State/Zip <u>Ojai CA 93023</u>		City/State/Zip <u>El Paso, TX 79912</u>
Phone No. (including area code) _____		Phone No. (including area code) _____	
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>Nicholas Brent Hardin Whitney Lauren Hardin</u>		1173000010000000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>274,900.00</u>	

Street address of property: 2976 24th Street, 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

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 Statutory Warranty Deed (SWD)
Date of Document 11/08/18

Gross Selling Price	\$	371,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	371,000.00
Excise Tax : State	\$	4,748.80
Local	\$	927.50
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	5,676.30
*State Technology Fee	\$	5.00 5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	5,681.30

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent Evelyn Greene Courtney
Name (print) Evelyn Greene Courtney, Trustee
Date & city of signing: 11/13/18, Ojai, CA

Signature of Grantee or Grantee's Agent Nicholas Brent Hardin
Name (print) Nicholas Brent Hardin
Date & city of signing: 11-9-18, Clarkston, WA

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)).

ATEC AL# 25912
KRM

PAID

NOV 16 2018

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ASOTIN COUNTY
TREASURER

copy

**Certification of Trust for the
COURTNEY LIVING TRUST
dated November 8, 2001**

MOULTON LAW OFFICES, P.S.
ESTATE PLANNING, ADMINISTRATION AND ELDER LAW
MOULTON FINANCIAL CENTER
1220 N MULLAN RD
SPOKANE VALLEY, WASHINGTON 99206
Telephone: (509) 328-2150
Fax: (509) 324-9098

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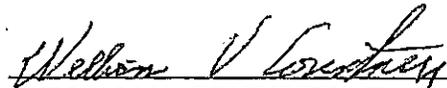
Pursuant to laws of the State of Washington, this Certification of Trust is signed by all the currently acting Trustees of the COURTNEY LIVING TRUST dated November 8, 2001, as restated on Feb. 17, 2012, who declare as follows:

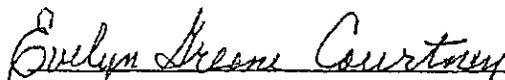
1. The Trustors are WILLIAM V. COURTNEY and EVELYN GREENE COURTNEY. The trust is revocable by the Trustors, acting jointly and not separately.
2. The Trustees of the trust are WILLIAM V. COURTNEY and EVELYN GREENE COURTNEY. The signature of one Trustee is sufficient to exercise the powers of the Trustee.
3. The tax identification number of the trust is the Social Security number of either WILLIAM V. COURTNEY or EVELYN GREENE COURTNEY.
4. Title to assets held in the trust shall be titled as:

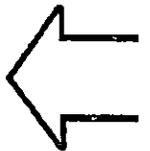
WILLIAM V. COURTNEY and EVELYN GREENE COURTNEY, Trustees, or their successors in trust, of the COURTNEY LIVING TRUST dated November 8, 2001, and any amendments thereto.

5. Any alternative description shall be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust agreement that establish the trust, designate the Trustee and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.
7. The terms of the trust agreement provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this agreement or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
8. The trust has not been revoked, modified or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

Dated: 2-17-12


WILLIAM V. COURTNEY, Trustee


EVELYN GREENE COURTNEY, Trustee



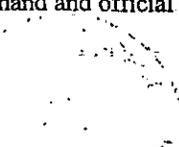
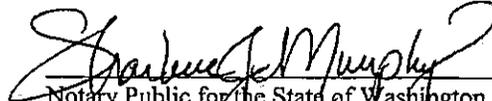
STATE OF WASHINGTON

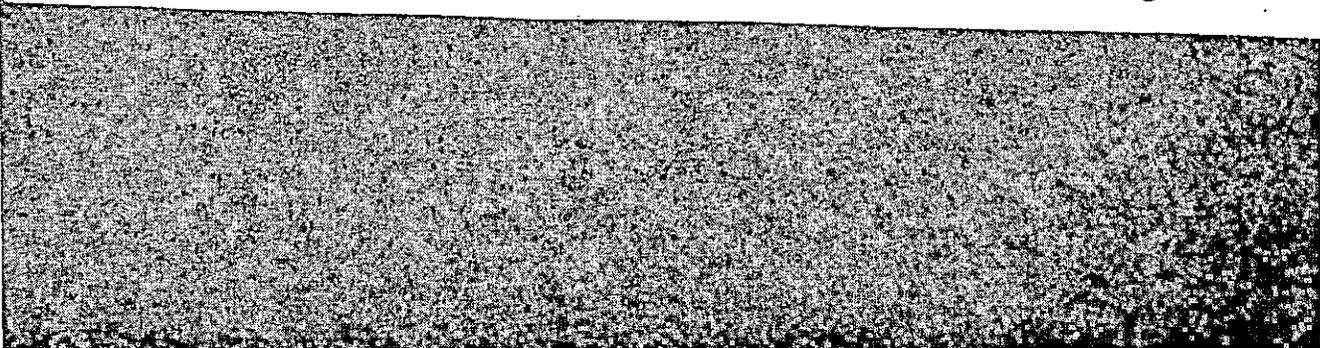
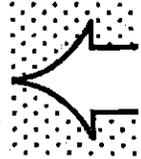
)
) ss.
)

County Of Asotin

On this day February 17, 2012, I certify that I know or have satisfactory evidence that WILLIAM V. COURTNEY and EVELYN GREENE COURTNEY are the persons who appeared before me, and said persons each individually acknowledged that he or she signed this instrument and acknowledged it to be his or her free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal



Notary Public for the State of Washington
My commission expires: 11.15.12



Section 3.03 Trustee Succession After the Death of Either or Both of Us

After the death of either or both of us, this Section governs the removal and replacement of our Trustees.

(a) Upon the Death of a Trustor

Upon the death of a Trustor, the other Trustor may serve as sole Trustee of all trusts created under this agreement.

If the other Trustor is unable or unwilling to serve for any reason, we name the following, in the order named, to serve as successor Trustee:

Stacy L. Courtney; and then

Debra G. Courtney

(b) Trustees of the Separate Trusts

Unless otherwise provided under our Trust Agreement, if any share is created under our Trust for the benefit of a Primary Beneficiary, such beneficiary shall act as Trustee of his or her share or trust. Such beneficiary shall have the right to designate, during his or her lifetime or at death, by Will or other written instrument, a Co-Trustee to serve with such beneficiary and/or a Successor Trustee or Co-Trustee for such beneficiary's share or trust. In the event a beneficiary fails to exercise his or her power to designate a Successor Trustee, then the Successor Trustee acting under the provision of Section 3.03 of this Article shall act as Trustee of such share or trust. Notwithstanding the above, if a beneficiary for whom a share or trust has been created under this agreement is incapacitated at a time when such beneficiary would otherwise be designated to act as Trustee of such share or trust, then the Successor Trustee acting under the provisions of this Article shall act as Trustee of such share until such beneficiary is no longer incapacitated. Furthermore, if such beneficiary has not attained the age of 30, at a time when such beneficiary would otherwise be designated to act as Trustee of his or her share or trust, then the Successor Trustee acting under the provisions of Section 3.03 of this Article shall act as Trustee of such share or trust until such beneficiary has attained the age of 30

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC HEALTH

3052018128159

CERTIFICATE OF DEATH

3201819028428

Form with sections: DECEASED'S PERSONAL DATA, USUAL RESIDENCE, SPOUSE/SP and PARENT INFORMATION, FUNERAL DIRECTORY LOCAL REGISTRAR, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY, STATE REGISTRAR, FAX AUTH., CENSUS TRACT.

CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA COUNTY OF LOS ANGELES

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health...



Signature of Health Officer and Registrar

DATE ISSUED

JUN 25 2018

001736556

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE