

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, indicate %

sold.

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>The Noreen Peterson Family Trust</u>	2 BUYER GRANTEE	Name <u>Noreen K. Anderson</u>
	Mailing Address <u>2717 25th Street</u>		Mailing Address <u>2717 25th Street</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) _____
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 _____		1-105-01-004-0000 <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)	
		\$172,200	

Street address of property: 2717 25th Street

This property is located in Clarkston

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.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

Lot 4, Block 1, Reservoir Road, City of Clarkston, Asotin County, Washington.

Select Land Use Code(s):

11 - Household, single family units

enter any additional codes: _____

(See back of last page for instructions)

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)? YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

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 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) WAC 458-61A-211(2)(h)

Reason for exemption Transfer from Family Trust to original grantor

Type of Document Quitclaim Deed

Date of Document 4-23-19

Gross Selling Price \$ _____

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 0.00

Excise Tax : State \$ 0.00

0.0025 Local \$ 0.00

*Delinquent Interest: State \$ _____

Local \$ _____

*Delinquent Penalty \$ _____

Subtotal \$ 0.00

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 10.00

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

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

Signature of Grantor or Grantor's Agent Noreen K. Anderson TTEE

Signature of Grantee or Grantee's Agent Noreen K. Anderson

Name (print) Noreen Anderson fka Noreen Peterson, Trustee

Name (print) Noreen K. Anderson

Date & city of signing: 04/23/2019 Lewiston, ID

Date & city of signing: 04/23/2019 Lewiston, ID

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)).

THE DONALD AND NOREEN PETERSON FAMILY TRUST

This Agreement is made this 27th day of July, 1998, by and between DONALD V. PETERSON and NOREEN K. PETERSON, husband and wife, ("Grantors"), and DONALD V. PETERSON and NOREEN K. PETERSON, 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 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 presently have or previously had any separate property interest in or to 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. The trust ("this trust") may be referred to as The DONALD AND NOREEN PETERSON FAMILY TRUST.

ARTICLE TWO -- IDENTIFICATION OF FAMILY

Grantors declare that they are married and have no children together.

Grantor DONALD V. PETERSON has the following child as issue of a previous relationship, who is an adult:

LESLIE IRENE GUSTAFSON, residing at 10293 Old Valdez Trail, Salcha, Alaska 99714.

Grantor NOREEN K. PETERSON has the following children as issue of a previous relationship, who are both adults:

JOHN LEROY PETERS, residing at 2419 Shawn Drive, Clarkston, Washington 99403; and

KENNETH JAMES PETERS, residing at 5166 Clareridge Court, Cincinnati, Ohio 45238.

THE DONALD AND NOREEN PETERSON
FAMILY TRUST

Each reference in this trust to the children or issue (meaning not only children but all descendants) of Grantors or of any other person is intended to refer to and include only the lawful children, or issue of such persons, including, with respect to each, a lawfully adopted son or daughter, provided such adopted son or daughter was a minor at the time of 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 the Trustee and signed by both Grantors, or by written instrument signed by either Grantor and delivered to the Trustee and the other Grantor. Upon receipt of such notice of revocation, the Trustee shall promptly deliver all (or the designated portion) of the Trust Estate to both of the Grantors, and all such property delivered to the Grantors shall continue to be the Grantors' community property.

B. During the joint lifetimes of the Grantors, this trust may be amended or altered in whole or in part by written instrument delivered to Trustee and signed by both Grantors, or by written instrument signed by either Grantor and delivered to the Trustee and the other Grantor. Provided however, neither the powers, duties or compensation of the trustee shall be changed without Trustee's written consent.

C. During the joint lifetimes of the Grantors, the Grantors may at any time direct the Trustee by written instrument delivered to the Trustee and signed by both Grantors, to invest or reinvest the trust estate in specific securities, properties or investments; or to retain as part of the trust estate any securities, properties, or investments for such length of time during the term of the trust as Grantors may direct; or to sell, encumber, lease, manage, control or dispose of any property of the trust estate. The Trustee shall not be liable for any loss sustained or incurred by reason of the Trustee's compliance with any such written direction from the Grantors.

D. Upon and after the death of the first Grantor, the surviving Grantor individually reserves the same rights of revocation and amendment of this trust, and control over investment of trust assets, as are set forth in Paragraphs A, B and C above.

ARTICLE FOUR -- DISTRIBUTIONS

A. Distributions during Joint Lifetimes -- (1) During the joint lifetimes of the Grantors, the Trustee may pay to the Grantors, or on their behalf, so much of the net income and/or principal of the trust estate as may be necessary for their care,

THE DONALD AND NOREEN PETERSON
FAMILY TRUST

comfort and well being, all as determined by the Trustee exercising Trustee's sole and unfettered discretion.

(2) In addition to the foregoing, during the joint lifetimes of the Grantors, the Grantors may compel the Trustee to make such distributions from the net income and/or principal of the Trust as the Grantors may from time to time direct in writing.

B. Distributions after Death of First Grantor --(1)(a) Upon the death of the first Grantor ("deceased Grantor"), the Trustee may pay all or any part of the deceased Grantor's funeral expenses; last illness expenses; reasonable expenses of estate administration, if any; and other claims against the deceased grantor or the deceased Grantor's estate.

(b) After the death of the deceased Grantor, the Trustee may also pay to the Surviving Grantor, or on Surviving Grantor's behalf, so much of the net income and/or principal of the Trust estate as may be necessary for Surviving Grantor's care, comfort and well being, all as determined by the Trustee exercising Trustee's sole and unfettered discretion.

(2) In addition to the foregoing, the surviving Grantor may compel the Trustee to make such distributions from the net income and/or principal of the Trust as the surviving Grantor may from time to time direct in writing.

C. Distributions Upon Death of Surviving Grantor --

(1) Following the death of surviving Grantor, the Trustee may pay all or any part of the surviving Grantor's funeral expenses; last illness expenses; reasonable expenses of estate administration, if any; and other claims against the surviving Grantor or the surviving Grantor's estate. The remainder of the trust estate comprising The DONALD AND NOREEN PETERSON FAMILY TRUST shall be distributed as follows:

One-third (1/3) to LESLIE IRENE GUSTAFSON, or to her issue by right of representation;

One-third (1/3) to JOHN LEROY PETERS, or to his issue by right of representation; and

One-third (1/3) to KENNETH JAMES PETERS, or to his issue by right of representation.

(2) Notwithstanding the provisions of the foregoing subparagraph (1), if any trust beneficiary designated in the foregoing subparagraph (1) should be under twenty-five (25) years of age at the time of distribution, then in such event the respective share of the trust estate attributable to such beneficiary under twenty-five (25) years of age shall continue in trust as follows:

THE DONALD AND NOREEN PETERSON
FAMILY TRUST

52130

(a) The Trustee shall retain and administer each such share as a separate account for each such beneficiary, reflecting additions, withdrawals and distributions from each beneficiary's respective account. The Trustee shall not be required to physically segregate the assets of the trust, but may instead allocate undivided interests in and to trust assets to each separate account; each such separate account shall be treated and considered as a separate trust for each such beneficiary. The Trustee shall maintain full and complete records for each separate account and concerning each beneficiary's interest in the property comprising the trust estate.

(b) The Trustee may distribute to each beneficiary, from their respective trust account, such sums for their maintenance, education and pleasure, as the Trustee shall, in the Trustee's sole discretion, deem reasonable and advisable; provided that except for education, sickness, fortuitous casualty, extreme necessity or such other sound reason as the Trustee shall deem to be in the best interest of any such beneficiary, all in the sole discretion of the Trustee, the sums paid to each beneficiary shall not exceed in any one year more than the income of such beneficiary's trust account. The Trustee may invade the corpus of such beneficiary's account to properly care for any such beneficiary in the event of sickness, fortuitous casualty, extreme necessity or such other sound reason as the Trustee, in the Trustee's sole discretion, shall deem to be in the best interest of such beneficiary.

(c) As each beneficiary attains twenty-five (25) years of age, such beneficiary's respective trust account shall terminate, and the Trustee shall pay and deliver the residue and remainder of such beneficiary's trust account to such beneficiary.

ARTICLE FIVE -- 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 Washington Principal and Income Act, chapter 11.104, R.C.W. This trust shall be governed by the provisions of the Washington Trust Act, Chapter 11.98 of R.C.W. to the extent not inconsistent herewith. It is expressly understood that the Trustee has the authority to invest and reinvest trust assets, and as such the Trustee may buy and sell stocks, bonds, and other securities, including mutual funds.

THE DONALD AND NOREEN PETERSON
FAMILY TRUST

In addition to the foregoing powers, but only so long as either the Grantor DONALD V. PETERSON or the Grantor NOREEN K. PETERSON is acting as Trustee, the Trustee may buy, sell and/or trade in securities "on margin". As such, so long as either the Grantor DONALD V. PETERSON or the Grantor NOREEN K. PETERSON is acting as Trustee, the Trustee may buy, sell and/or trade on margin in securities, "futures", commodities, precious metals or stones of any nature, puts, calls, "short" sales, straddles, and/or other options of every kind, and for such purpose may pledge any securities held or purchased by Trustee as security for loans and/or advances made to THE DONALD AND NOREEN PETERSON FAMILY TRUST. The authorization granted to the Trustee in this subparagraph of Paragraph A. of ARTICLE FIVE, shall terminate at such time as neither the Grantor DONALD V. PETERSON nor the Grantor NOREEN K. PETERSON are acting as Trustee.

B. 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.

C. 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.

D. 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.

THE DONALD AND NOREEN PETERSON
FAMILY TRUST

E. If any part or the whole of this trust shall be undistributable under the foregoing provisions, such undisposed of property shall go and be distributed as follows: One-half to the then living heirs at law of DONALD V. PETERSON, and one-half to the then living heirs at law of NOREEN K. PETERSON, the persons entitled to receive such property and the proportions in which they receive it to be determined in each case as provided for in § 11.04.015 (2), R.C.W., or in any successor section in the State of Washington governing the laws of succession relating to shares of other than the surviving spouse.

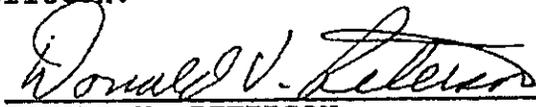
F. The interest of beneficiaries in principal or income shall not be subject to claims of their creditors or others, nor to legal process, and may not be voluntarily or involuntarily alienated or encumbered by anyone other than the Grantors.

G. Upon the death, incapacity or resignation of either DONALD V. PETERSON or NOREEN K. PETERSON as co-trustee, then the other is hereby appointed as sole trustee. Upon the death, incapacity or resignation of both DONALD V. PETERSON and NOREEN K. PETERSON, then JOHN LEROY PETERS is hereby appointed as successor Trustee. In the event JOHN LEROY PETERS is unable or unwilling to serve as Trustee, then LESLIE IRENE GUSTAFSON is hereby appointed as successor Trustee. In the event LESLIE IRENE GUSTAFSON is unable or unwilling to serve as Trustee, then KENNETH JAMES PETERS is hereby appointed as successor Trustee.

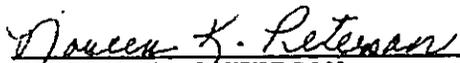
Incapacity, as used herein, shall mean that the Trustee is, in the judgment of two (2) physicians licensed to practice medicine in the state of Washington, or the state of Idaho, (or in such other state of which the respective Trustee is a resident at that time) unable to manage his financial affairs, 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; his 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 his possession or the existence of which are brought to his actual knowledge.

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



DONALD V. PETERSON



NOREEN K. PETERSON

THE DONALD AND NOREEN PETERSON
FAMILY TRUST

ACCEPTED THIS 27 DAY OF JULY, 1998.

Donald V. Peterson
DONALD V. PETERSON, Trustee

Noreen K. Peterson
NOREEN K. PETERSON, Trustee

STATE OF IDAHO)
) ss.
County of Nez Perce)

On this 27 day of July, 1998, before me, the undersigned, a Notary Public in and for said state, personally appeared DONALD V. PETERSON and NOREEN K. PETERSON, 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.

[Signature]
Notary Public in and for said State,
residing at Lewiston therein.
My Commission Expires: 10/8/2003
(SEAL)

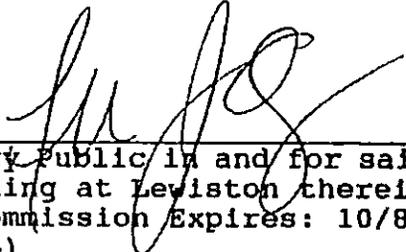
THE DONALD AND NOREEN PETERSON
FAMILY TRUST

52130

STATE OF IDAHO)
)ss
County of Nez Perce)

On this 27 day of July, 1998, before me, the undersigned, a Notary Public in and for said state, personally appeared DONALD V. PETERSON, 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 DONALD AND NOREEN PETERSON FAMILY 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.

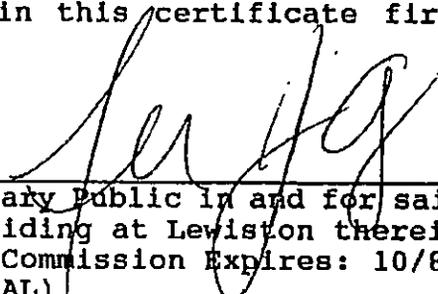


Notary Public in and for said State,
residing at Lewiston therein.
My Commission Expires: 10/8/2003
(SEAL)

STATE OF IDAHO)
)ss
County of Nez Perce)

On this 27 day of July, 1998, before me, the undersigned, a Notary Public in and for said state, personally appeared NOREEN K. PETERSON, 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 DONALD AND NOREEN PETERSON FAMILY 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: 10/8/2003
(SEAL)

THE DONALD AND NOREEN PETERSON
FAMILY TRUST

52130

SCHEDULE A

PERSONAL RESIDENCE

Residence located at 2717 25th Street, Clarkston, Asotin
County, Washington
(Deed into Trust being prepared.)

CHECKING AND SAVINGS ACCOUNT/CERTIFICATES OF DEPOSIT

Sterling Savings, 303 Diagonal Street, Clarkston, Washington:

Checking Acct. # [REDACTED]
Checking Acct. # 002500 [REDACTED] and
Savings Acct. # 002500 04414

Potlatch #1 Credit Union, P.O. Box 497, Lewiston, Idaho:

Savings Acct. # [REDACTED] S1; and
Savings Acct. # [REDACTED] S4.

LIFE INSURANCE/I.R.A./ANNUITY BENEFICIARY DESIGNATION

Trust designated as Secondary Beneficiary of an I.R.A. purchased
through Sterlings Savings, 303 Diagonal Street, Clarkston,
Washington 99403:

Owner - DONALD V. PETERSON,
I.R.A. account # [REDACTED].

Trust designated as Secondary Beneficiary of Variable Annuity
purchased through Edward D. Jones & Co., ATTN: Scott Arnone, 1455
G Street Suite 1, Lewiston, Idaho 83501:

Annuitant - DONALD V. PETERSON,
Annuity Contract # 310 187764

Trust designated as Secondary Beneficiary of I.R.A. purchased
through Potlatch Credit Union, P.O. Box 497, Lewiston, Idaho
83501:

Owner - NOREEN K. PETERSON,
I.R.A. account # [REDACTED].

ADDITIONS TO TRUST

DATE OF ADDITION

DESCRIPTION OF PROPERTY ADDED TO TRUST

52130