

REAL ESTATE EXCISE TAX AFFIDAVIT  
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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.

1 SELLER GRANTOR	Name <del>Kevin Akin</del> <u>Snodderly, Lisa M</u>	2 BUYER GRANTEE	Name <u>Lisa Snodderly</u>
	Mailing Address <u>Beard, Helen B Life Estate</u>		Mailing Address <u>432 12th St</u>
	City/State/Zip <u>Asotin, wa 99402</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 <u>1051-00-0200002-000</u>	List assessed value(s) <u>59,300</u>
Name _____	_____	_____
Mailing Address _____	_____	_____
City/State/Zip _____	_____	_____
Phone No. (including area code) _____	_____	_____

Street address of property: 4679 Asotin Creek Rd Asotin, wa 99402

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

Check box if any of the listed parcels are being segregated from a larger parcel.

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

See Attached

Select Land Use Code(s): 11

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? 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? 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 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) 458-61A-202(b)(c)  
Reason for exemption Inheritance, life Estates

Type of Document Death Cert, lack of Probate Will

Date of Document 10/9/19 10/11/19 9/24/12

Gross Selling Price \$ \_\_\_\_\_

\*Personal Property (deduct) \$ \_\_\_\_\_

Exemption Claimed (deduct) \$ \_\_\_\_\_

Taxable Selling Price \$ \_\_\_\_\_

Excise Tax : State \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent Interest: State \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent Penalty \$ \_\_\_\_\_

Subtotal \$ \_\_\_\_\_

\*State Technology Fee \$ \_\_\_\_\_ 5.00

\*Affidavit Processing Fee \$ \_\_\_\_\_ 5.00

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 <u>Kevin Akin</u>	Signature of Grantee or Grantee's Agent <u>Lisa Snodderly</u>
Name (print) <u>Kevin Akin</u>	Name (print) <u>Lisa Snodderly</u>
Date & city of signing: <u>10/11/2019 Asotin</u>	Date & city of signing: <u>10-11-2019 Asotin</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)).

That part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 10 North of Range 45 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point 202 feet due North of the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence running due South a distance of 202 feet; thence running due West a distance of 541.2 feet; thence North  $27\frac{1}{2}^{\circ}$  West about 100 feet; thence North  $78^{\circ}27'$  East about 600 feet to the point of beginning; EXCEPT that portion of the above described tract previously conveyed to Ida Knight as shown in Book S of Deeds at page 170 of the records of Auditors office of Asotin County, Washington and any and all rights of way heretofore granted.

ALSO EXCEPTING therefrom the following described tract from the above described land to-wit: Commencing at the intersection of the center of the County road with the South line of the Northwest Quarter of the Southeast Quarter of Section 24, Township 10 North; Range 45 EWM; thence along said County road in a northeasterly direction measured along the center of same

a distance of 82.5 feet; thence in a southeasterly direction a distance of 92 feet to a point 123 feet from the point of beginning on the south line of said Northwest Quarter of Southeast Quarter of said Section 24; thence West along said line 123 feet to place of beginning.

ALSO: That part of the Southeast Quarter of Section 24 of Township 10 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at an iron pipe on the South line of said Section 24, said pipe being 746.32 feet East of the Southwest corner of said Southeast Quarter; thence North  $26^{\circ}05'51''$  East a distance of 970.8 feet to a point on the existing centerline of the Jerry Bridge, said point being the true place of beginning; thence North  $2^{\circ}10'44''$  West along the existing County road centerline a distance of 236.65 feet; thence North  $22^{\circ}09'53''$  East along the existing county road centerline a distance of 118.1 feet; thence North  $46^{\circ}15'29''$  East along the existing County road centerline a distance of 275.24 feet; thence South  $36^{\circ}09'5''$  East about 500 feet to the center line of Asotin Creek as it flowed in 1973; thence South  $75^{\circ}09'26''$  West along said creek centerline a distance of 560.81 feet to the true place of beginning. EXCEPTING therefrom all that portion lying in the right of way of the County road.

ALSO EXCEPTING therefrom that part of the Southeast Quarter of Section 24 of Township 10 North, Range 45 East of the Willamette Meridian, Asotin County, Washington more particularly described as follows: Commencing at an iron pipe on the South line of said Section 24, said pipe being 746.32 feet East of the Southwest corner of said Southeast Quarter; thence North  $26^{\circ}05'51''$  East a distance of 970.80 feet to a point on the existing centerline of the Jerry Bridge (1973), said point being the TRUE PLACE OF BEGINNING; thence North  $2^{\circ}10'44''$  West along the existing County road centerline a distance of 236.65 feet; thence North  $22^{\circ}00'53''$  East along said centerline a distance of 118.10 feet; thence North  $46^{\circ}15'29''$  East along said centerline a distance of 45.58 feet; thence South  $38^{\circ}45'44''$  East, 176.60 feet; thence North  $67^{\circ}34'32''$  East, 33.51 feet to a point on the existing centerline of the County road; thence North  $46^{\circ}15'29''$  East along said centerline a distance of 27.24 feet; thence South  $38^{\circ}06'39''$  East (descriptions of record have previously described this line as Southeast and as South  $36^{\circ}09'50''$  East about 500 feet) a distance of 499.00 feet to the centerline of Asotin Creek as it flowed in 1973; thence South  $75^{\circ}09'26''$  West along said creek centerline a distance of 560.81 feet to the true place of beginning. EXCEPTING therefrom all that portion lying in the right of way of the County road.

Bearings are referred to a Record of Survey recorded as Instrument Number 118728.

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# AFFIDAVIT (LACK OF PROBATE)

Kevin Akin being first duly sworn, deposes and says:  
 The undersigned affiant is the rightful heir to the real property described below, and is Lisa Snodderly  
 (relationship to decedent) of Helen Beard (decedent), who died on (date)  
10/07/2019, at  
Clarkston Wa Asotin Wa  
City County State

\*\*\* A CERTIFIED COPY OF THE DEATH CERTIFICATE MUST BE PRESENTED. PLEASE NOTE: A copy may be used for recording at the discretion of the county.

## REGARDING DISPOSITION OF REAL PROPERTY:

Attach the full legal description of the property with county and parcel number being transferred which is located at a commonly recognized address of: 4679 Asotin Creek Rd  
Street  
Asotin Wa 99402  
City State Zip Code

- Decedent left no Last Will and Testament and/or Community Property Agreement; OR Decedent left a Community Property Agreement in favor of surviving spouse (A COPY OF WHICH IS ATTACHED for review), or has been recorded under \_\_\_\_\_ County recording number \_\_\_\_\_; OR
- Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked (A COPY OF WHICH IS ATTACHED for review)

"Heirs at law" includes surviving spouse, children, adopted children, issue of predeceased child or adopted child, parents, brothers and sisters of the decedent. Affiant hereby identifies all heirs at law of the decedent: (use additional pages if necessary)

Kevin P. Akin 63 Son Kevin Patrick Akin  
4405 Crestridge Rd Fair Oaks, Ca 95628  
Full name, age, relationship, address

Robert Shane Akin 65 son  
5320 S Topaz Rd Golden Valley, AZ 86413  
Full name, age, relationship, address

Charles Edward Akin Jr. 70 Son  
4807 Buckingham Way Anchorage AK 99503  
Full name, age, relationship, address

\_\_\_\_\_  
Full name, age, relationship, address

(Continued on next page)

Lisa Marie Snodderly 52 Grand daughter  
432 12 St Clarkston Wa 99403  
Full name, age, relationship, address

Dated: 10/11/2019

Kevin P. Akin  
Affiant's full name

916-838-6114  
Telephone number

4405 Crestridge Rd Fair Oaks, Ca 95628  
Street

Fair Oaks City      Ca State      95628 Zip Code

Kevin Patrick Akin  
Signature

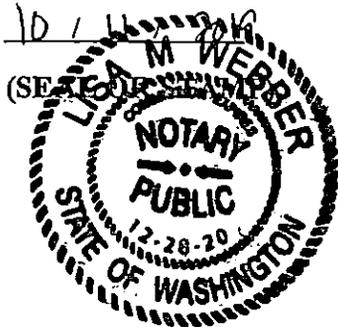
10/11/2019  
Date

State of Washington County of Asotin

I know or have satisfactory evidence that Kevin P. Akin  
(name of person)

is the person who appeared before me, and said person acknowledged that (he/she) signed this affidavit and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: 10/11/2019



Lisa M. Webber  
Signature of Notary Public

Residing at: Clarkston

Notary Public in and for the State of Washington

My appointment expires: 12/1/20

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STATE OF WASHINGTON  
DEPARTMENT OF HEALTH



CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2019-044193

DATE ISSUED: 10/09/2019  
FEE NUMBER:

FIRST AND MIDDLE NAME(S): HELEN BERNICE  
LAST NAME(S): BEARD

COUNTY OF DEATH: ASOTIN  
DATE OF DEATH: OCTOBER 07, 2019  
HOUR OF DEATH: 11:53 AM  
SEX: FEMALE AGE: ~~0~~ YEARS  
SOCIAL SECURITY NUMBER: ~~000000000~~

PLACE OF DEATH: NURSING HOME/LONG TERM CARE FACILITY  
FACILITY OR ADDRESS: SYCAMORE GLEN ADULT RESIDENTIAL CARE  
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO  
RACE: WHITE

RESIDENCE STREET: 4679 ASOTIN CREEK ROAD  
CITY, STATE, ZIP: ASOTIN, WA 99402  
INSIDE CITY LIMITS: YES COUNTY: ASOTIN  
TRIBAL RESERVATION: NOT APPLICABLE  
LENGTH OF TIME AT RESIDENCE: 37 YEARS

BIRTH DATE: MARCH 07, 1942  
BIRTHPLACE: BOISE, ID

FATHER/PARENT: ALBERT LEROY CLARK  
MOTHER/PARENT: MABEL MARGARET WILSON

MARITAL STATUS: WIDOWED  
SURVIVING SPOUSE: NOT APPLICABLE

METHOD OF DISPOSITION: CREMATION  
PLACE OF DISPOSITION: WHEATLAND CREMATORY

OCCUPATION: CUSTOMER SERVICE REP  
INDUSTRY: OUTDOOR INDUSTRIES  
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED  
US ARMED FORCES: NO

CITY, STATE: PULLMAN, WASHINGTON  
DISPOSITION DATE: OCTOBER 10, 2019

INFORMANT: LISA SNODDERLY  
RELATIONSHIP: GRANDDAUGHTER  
ADDRESS: 4679 ASOTIN CREEK ROAD, ASOTIN, WASHINGTON, 99402

FUNERAL FACILITY: KIMBALL FUNERAL HOME  
ADDRESS: 905 SOUTH GRAND AVENUE  
CITY, STATE, ZIP: PULLMAN, WASHINGTON 99163  
FUNERAL DIRECTOR: ROBERT K. WARNOCK

CAUSE OF DEATH:  
A: END STAGE DEMENTIA  
INTERVAL: 5 YEAR  
B:  
INTERVAL:  
C:  
INTERVAL:  
D:  
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

MANNER OF DEATH: NATURAL  
AUTOPSY: UNKNOWN  
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE  
CAUSE OF DEATH: NOT APPLICABLE  
DID TOBACCO USE CONTRIBUTE TO DEATH: UNKNOWN  
PREGNANCY STATUS IF FEMALE: NO RESPONSE

DATE OF INJURY:  
HOUR OF INJURY:  
INJURY AT WORK:  
PLACE OF INJURY:

CERTIFIER NAME: DAVID A. PETERSEN, MD  
TITLE: PHYSICIAN  
CERTIFIER ADDRESS: 2315 8TH STREET  
CITY, STATE, ZIP: LEWISTON, ID 83501  
DATE SIGNED: OCTOBER 09, 2019

LOCATION OF INJURY: 2315 8TH ST  
CITY, STATE, ZIP: LEWISTON 83501  
COUNTY:  
DESCRIBE HOW INJURY OCCURRED:

CASE REFERRED TO ME/CORONER: NO  
FILE NUMBER: NOT APPLICABLE  
ATTENDING PHYSICIAN: DAVID PETERSEN, MD

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: MAURINE L. NICHOLSON  
DATE RECEIVED: OCTOBER 09, 2019

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Inst: 332675 11/14/2012 11:36A  
Filed: TODD S RICHARDSON PLLC Fee Cd: D-03  
Code: 024 Deed 74.00  
Asotin County Auditor Excise: 46237

REAL ESTATE EXCISE TAX

PAID \$ 0 DATE 11/14/12

RECEIPT No. 46237  
ASOTIN COUNTY TREASURER

By HSUffer  
SALE PRICE 0

### Life Estate Deed

This Deed is made on this 24 day of September, 2012, between the Grantor, HELEN BEARD, of Asotin, County of Asotin, State of Washington, and the Grantee, LISA SNODDERLY, of Asotin, County of Asotin, State of Washington.

WITNESSETH, That the Grantor, for good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, sell and convey unto the said Grantee, all the rights, title, interest, claim or demand that the Grantor may have in the following described real property:

Situate in the County of Asotin, State of Washington, to-wit:

That part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 10 North of Range 45 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point 202 feet due North of the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence running due South a distance of 202 feet; thence running due West a distance of 541.2 feet; thence North 27 1/2° West about 100 feet; thence North 78°27' East about 600 feet to the point of beginning; EXCEPT that portion of the above described tract previously conveyed to Ida Knight as shown in Book S of Deeds at page 170 of the records of Auditors office of Asotin County, Washington and any and all rights of way heretofore granted.

ALSO EXCEPTING therefrom the following described tract from the above described land to-wit: Commencing at the intersection of the center of the County road with the South line of the Northwest Quarter of the Southeast Quarter of Section 24, Township 10 North; Range 45 EWM; thence along said County road in a northeasterly direction measured along the center of same

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a distance of 82.5 feet; thence in a southeasterly direction a distance of 92 feet to a point 123 feet from the point of beginning on the south line of said Northwest Quarter of Southeast Quarter of said Section 24; thence West along said line 123 feet to place of beginning.

ALSO: That part of the Southeast Quarter of Section 24 of Township 10 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at an iron pipe on the South line of said Section 24, said pipe being 746.32 feet East of the Southwest corner of said Southeast Quarter; thence North  $26^{\circ}05'51''$  East a distance of 970.8 feet to a point on the existing centerline of the Jerry Bridge, said point being the true place of beginning; thence North  $2^{\circ}10'44''$  West along the existing County road centerline a distance of 236.65 feet; thence North  $22^{\circ}09'53''$  East along the existing county road centerline a distance of 118.1 feet; thence North  $46^{\circ}15'29''$  East along the existing County road centerline a distance of 275.24 feet; thence South  $36^{\circ}09'5''$  East about 500 feet to the center line of Asotin Creek as it flowed in 1973; thence South  $75^{\circ}09'26''$  West along said creek centerline a distance of 560.81 feet to the true place of beginning. EXCEPTING therefrom all that portion lying in the right of way of the County road.

ALSO EXCEPTING therefrom that part of the Southeast Quarter of Section 24 of Township 10 North, Range 45 East of the Willamette Meridian, Asotin County, Washington more particularly described as follows: Commencing at an iron pipe on the South line of said Section 24, said pipe being 746.32 feet East of the Southwest corner of said Southeast Quarter; thence North  $26^{\circ}05'51''$  East a distance of 970.80 feet to a point on the existing centerline of the Jerry Bridge (1973), said point being the TRUE PLACE OF BEGINNING; thence North  $2^{\circ}10'44''$  West along the existing County road centerline a distance of 236.65 feet; thence North  $22^{\circ}00'53''$  East along said centerline a distance of 118.10 feet; thence North  $46^{\circ}15'29''$  East along said centerline a distance of 45.58 feet; thence South  $38^{\circ}45'44''$  East, 176.60 feet; thence North  $67^{\circ}34'32''$  East, 85.51 feet to a point on the existing centerline of the County road; thence North  $46^{\circ}15'29''$  East along said centerline a distance of 27.24 feet; thence South  $38^{\circ}06'39''$  East (descriptions of record have previously described this line as Southeast and as South  $36^{\circ}09'50''$  East about 500 feet) a distance of 499.00 feet to the centerline of Asotin Creek as it flowed in 1973; thence South  $75^{\circ}09'26''$  West along said creek centerline a distance of 560.81 feet to the true place of beginning. EXCEPTING therefrom all that portion lying in the right of way of the County road.

Bearings are referred to a Record of Survey recorded as Instrument Number 118728.

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LAST WILL and TESTAMENT  
OF  
HELEN BEARD

I, HELEN BEARD, a resident of Asotin County, State of Washington, being of sound mind and under no duress or undue influence, do make, publish, and declare this to be my Last Will and Testament, revoking all prior wills and codicils made by me.

**ARTICLE I.**

I am, at the time of the making of this Last Will and Testament, a widowed woman. I have four children, to-wit: MARILYN MOORING, CHARLES AKIN, ROBERT AKIN, and KEVIN AKIN. I have one step-daughter, DIANE INGLE, and I have grandchildren and great-grandchildren.

I, by these testaments, deny that I am the parent of any other children. It is my intention to disinherit any person whether it be child or adult claiming to be my natural child or adopted by me, or heir and not otherwise provided for herein.

**ARTICLE II.**

It is my intent, by this Testament, to dispose of all my property, be it real, personal,

LAST WILL AND TESTAMENT  
OF HELEN BEARD - 1

  
\_\_\_\_\_  
Helen Beard

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separate and/or community which I now possess, or have any legal right or claim thereto, and any property which I may acquire before my death.

**ARTICLE III.**

I direct that all my just debts and funeral expenses be paid as soon as is practicable after my death. My personal representative hereinafter named is to satisfy all just obligations, secured or unsecured, any liens against my real or personal property, all such debts to be charged to and from the estate prior to any distribution. I also direct all estate, inheritance, transfer, legacy, succession, and other death taxes falling due as a result of my death shall be paid out of the property, either real or personal, prior to any distribution of this estate.

**ARTICLE IV.**

I direct that my body be cremated, and that a memorial service be held on my behalf. I further direct that all funeral arrangements be made through the Merchant's Funeral Home.

**ARTICLE V.**

I nominate and appoint my son, KEVIN AKIN, as personal representative of my estate, to serve without bond and without intervention of any court.

In the event that my son, KEVIN AKIN, is unable or unwilling to qualify as such personal representative, then and in that event, I name and designate my son, ROBERT AKIN, to serve in such capacity, and I direct that he be permitted to act as such without bond and without intervention of any court.

  
\_\_\_\_\_  
Helen Beard

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**ARTICLE VI.**

It is my intent to hereby devise, bequeath and dispose of all my property and estate, wheresoever situated, both real and personal.

A handwritten list of specific bequests of real or personal property, in my handwriting, may be found near or attached to this, My Last Will and Testament, and I have indicated thereon my desires as to distribution of specific items of real or personal property after my death.

The rest, residue, and remainder of my worldly possessions have already been divided amongst my family. All items in my home are to stay in my home and will pass with my home to my granddaughter, LISA SNODDERLY.

**ARTICLE VI.**

In order to prevent this Last Will and Testament from loss or unintentional destruction, I have executed the same in duplicate. I have placed one copy in the hands of my attorney, TODD S. RICHARDSON, of the Law Offices of Todd S. Richardson, PLLC, and have retained the other copy, which should be found with my personal effects.

This Will contains 2 pages.

**IN WITNESS WHEREOF**, I, HELEN BEARD, the Testator, sign my name to this instrument this 2 day of May, 2011, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and Testament, and that I sign it willingly, and that I execute it as my free and voluntary act for the

LAST WILL AND TESTAMENT  
OF HELEN BEARD - 3

  
\_\_\_\_\_  
Helen Beard

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purposes therein expressed, and that I am at least eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

*Helen Beard*  
Helen Beard

The foregoing instrument, consisting of 5 typewritten pages, of which this is the 4, was on the date thereof, signed and published by HELEN BEARD, who at said time, appeared to be of sound and disposing mind and memory, and was by her declared to be her Last Will and Testament, in the presence of us, who, at her request and in her presence, and in the presence of each other, have hereunto set our hands as witnesses, thereto, this 2 day of May, 2011.

*[Signature]*  
Witness

604 6<sup>th</sup> St, Clatsop  
Address

*Sheryl Jewett*  
Witness

604 6<sup>th</sup> St, Clk, Wa 99403  
Address

*HB*  
Helen Beard

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EXPRESSLY RESERVING a Life Estate in the above described property unto the Grantor and her assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life.

Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.

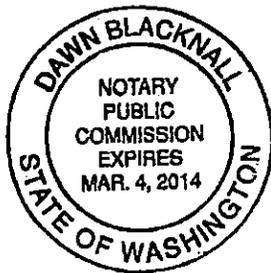
EXECUTED this 24 day of September, 2012.

Helen Beard  
Helen Beard, Grantor

STATE OF WASHINGTON )  
 ) ss  
County of Asotin )

On this day, personally appeared before me, HELEN BEARD, to me known to be the person described in and who executed the written instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed on this 24 day of September, 2012.



Dawn Blacknall  
Notary Public in and for State of WA  
Residing at Lewiston ID  
My Commission Expires 3/4/14

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