

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>Shirley Brewer, Successor Trustee</u> <u>Edna Joan Steadman Family Trust, 3/29/13</u>	BUYER GRANTEE	2 Name <u>Heather R. Calkins</u>
	Mailing Address <u>201 Big Cedar Road</u>		Mailing Address <u>PO Box 144</u>
	City/State/Zip <u>Kooskia ID 83539</u>		City/State/Zip <u>Asotin, WA 99402</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>Heather R. Calkins</u>		<u>10472901800000000</u> <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>219,200.00</u>	

4 Street address of property: 411 Kings Lane, Asotin, WA

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

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.

Lots 16, 17, and 18, Block 29 of Schank and Reed's First Addition, according to the official plat thereof, filed in Book A of Plats at Page(s) 5 Official Records of Asotin County, Washington.

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

6	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

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 Statutory Warranty Deed (SWD)

Date of Document 04/10/20

Gross Selling Price \$	<u>259,900.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>259,900.00</u>
Excise Tax : State \$	<u>2,858.90</u>
Local \$	<u>1,949.25</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>4,808.15</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>4,813.15</u>

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>Shirley Brewer</u>	Signature of Grantee or Grantee's Agent <u>Heather R. Calkins</u>
Name (print) <u>Shirley Brewer, Successor Trustee</u>	Name (print) <u>Heather R. Calkins</u>
Date & city of signing: <u>4-15-2020, Clarkston, WA</u>	Date & city of signing: <u>4-13-2020, 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)).

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

A TEC Clerk 322257

PAID

APR 15 2020
ASOTIN COUNTY
TREASURER

053078

February 28, 2020

To Whom It may Concern,

I, Gillian L. Smith, am listed as a trustee on the Edna Joan Steadman Trust as well as my sister, Shirley Brewer.

I, hereby give Shirley Brewer my permission to sign on my behalf any documents necessary to sell the house at 411 Kings Lane in Asotin, OR. which is part of the trust.

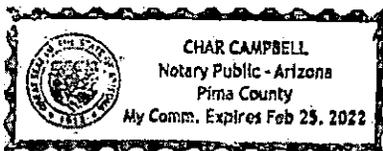
Gillian L. Smith

State of Arizona
County of Pima

On 02/28/2020 Gillian L. Smith personally appeared before me.

Char Campbell, Notary

Exp. 02/25/2022



EDNA JOAN STEADMAN FAMILY TRUST

This is a trust agreement executed on this 29 day of March, 2013, by and between EDNA JOAN STEADMAN as TRUSTOR, and EDNA JOAN STEADMAN, as TRUSTEE, and SHIRLEY BREWER and GILLIAN SMITH, as Alternate TRUSTEES;

WITNESSETH:

WHEREAS, the TRUSTOR desires to create a trust effective this date and the TRUSTEES agree to act as TRUSTEES thereof;

WHEREAS, the TRUSTOR desires to provide the terms and conditions upon which property shall be held by the TRUSTEES;

NOW, THEREFORE, TRUSTOR and TRUSTEES agree as follows:

ARTICLE I.

By this agreement, and/or contemporary documents, TRUSTOR assigns, conveys, transfers and delivers to the TRUSTEE, the property described in Exhibit A attached hereto and made a part hereof, and the TRUSTEE accepts such property as the initial trust estate. Such property shall be held in trust and shall be administered and distributed upon the terms and conditions set forth herein. The property described in Exhibit A is separate property of the TRUSTOR and shall retain its character as such in the trust estate. TRUSTOR or any other person may from time to time transfer or devise additional property to the TRUSTEE upon the terms of this agreement.

While TRUSTOR is living, the trust hereby created shall be known as the EDNA JOAN STEADMAN FAMILY TRUST.

ARTICLE II.

While TRUSTOR is living the trust created by this instrument may be revoked, in whole or in part, by an instrument signed by the TRUSTOR, and delivered to the TRUSTEE. Upon revocation the TRUSTEE shall promptly distribute to TRUSTOR all of the designated portion of the property comprising the trust estate. While TRUSTOR is living, this trust instrument may be amended in any respect by an instrument signed by TRUSTOR, and delivered to the TRUSTEE.

The powers reserved by TRUSTOR under this article are exercisable in the absolute discretion of TRUSTOR and neither the Alternate TRUSTEE nor any beneficiary hereunder shall have any right or power to enforce or object to the exercise of such powers.

While TRUSTOR is living, the TRUSTEE shall hold, manage, invest and reinvest the trust estate, collect the income therefrom and pay

TRUST AGREEMENT

appears to the best interest and advantage of the trust estate.

ARTICLE VI.

The TRUSTEE shall pay out of the income from, or if that be insufficient, then out of the corpus of the trust, all state, county and municipal taxes of assessments levied or assessed at any time against the trust estate or the income therefrom or against the TRUSTEE by reason of any of its duties hereunder and including any income tax, if necessary, required to be paid by the TRUSTOR, hereunder on account of the income paid or to be paid to her or in which she may have a beneficial interest. The TRUSTEE shall collect the income from said trust property and pay out of the same, or if that be insufficient, the balance out of the principal of said trust property, all charges and expenses of every kind and nature against or in connection with the trust estate and this trust and the administration thereof and in connection with this trust and the administration thereof and in connection with the exercise by said TRUSTEE of the powers herein conferred.

ARTICLE VII.

The ALTERNATE TRUSTEE is further authorized in her sole and absolute discretion to expend for the TRUSTOR, if the said income is inadequate, or in cases of emergency, such sums from the principal and corpus of the trust as the ALTERNATE TRUSTEE shall deem necessary or advisable for the support, maintenance and health of the TRUSTOR, or that TRUSTOR may request.

ARTICLE VIII.

Upon the death of the TRUSTOR, the ALTERNATE TRUSTEE shall pay any unpaid debts, taxes due prior to the TRUSTOR'S death, expenses of last illness, the funeral and burial expenses of the TRUSTOR, and Federal and State inheritance taxes, if any. Without limiting the authority of the ALTERNATE TRUSTEE, she shall not be required to make any payments authorized herein unless a claim and form satisfactory to it is filed with the TRUSTEES within sixty (60) days after the death of the TRUSTOR; and after the expiration of the said sixty (60) day period, the TRUSTEES shall be fully protected in distributing the trust property in the manner otherwise provided herein.

The balance then remaining of the entire trust principal and income, less the payments permitted in the event of death, together with any additional property or assets, shall then be held, administered and distributed as provided in the following article.

Notwithstanding any other provisions herein, I specifically direct that the ALTERNATE Trustee may act by her own judgment and discretion. The ALTERNATE TRUSTEE is to exercise their duties as TRUSTEE upon any disability of TRUSTOR, or, upon her request or, upon

Shirley Brewer
SHIRLEY BREWER

Gillian Smith
GILLIAN SMITH

STATE OF WA) ss.
County of Astoria)

On this 29 day of March, 2013, before me a notary public of said state, personally appeared EDNA JOAN STEADMAN, known or identified to me (proved upon oath of Edna Joan Steadman to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they execute the same.

(NOTARY SEAL) MARIA A.A. NIELSON
Notary Public
State of Washington
Expires Jan. 16, 2016

Maria A.A. Nielson
Notary Public, State of WA
Residing at Clarkston therein.
My Commission expires: 16 Jan 2016

STATE OF WA) ss.
County of Astoria)

On this 29 day of March, 2013, before me a notary public of said state, personally appeared EDNA JOAN STEADMAN, known or identified to me (proved upon oath of Edna Joan Steadman to be the person whose name is subscribed to the within instrument as TRUSTEES and acknowledged to me that he execute the same as such TRUSTEES.

(NOTARY SEAL) MARIA A.A. NIELSON
Notary Public
State of Washington
Expires Jan. 16, 2016

Maria A.A. Nielson
Notary Public, State of WA
Residing at Clarkston therein.
My Commission expires: 16 Jan 2016

STATE OF Idaho) ss.
County of Blaine)

On this 29 day of March, 2013, before me a notary public of said state, personally appeared, EVELYN AUDREY LAWSON known or identified to me (or proved upon oath of ---) to be the person whose name is subscribed to the within instrument as TRUSTEE and acknowledged to me that he executed the same as such TRUSTEE.

(NOTARY SEAL) WASKO
OF IDAHO

Michael P. Wasko
Notary Public, State of Idaho
Residing at Heppner therein.
My Commission expires: 7/2/16

STATE OF Idaho) ss.
County of Bonner)

On this 29 day of March, 2013, before me a notary public of said state, personally appeared, SHIRLEY BREWER, known or identified to me (or proved upon oath of _____) to be the person whose name is subscribed to the within instrument as TRUSTEE and acknowledged to me that he executed the same as such TRUSTEE.

MICHAEL P. WASKO
NOTARY PUBLIC STATE OF IDAHO

Michael P. Wasko
Notary Public, State of IDAHO,
Residing at Heppner therein.
My Commission expires: 7/9/16.

STATE OF Idaho) ss.
County of Laramie)

On this 29 day of March, 2013, before me a notary public of said state, personally appeared, GILLIAN SMITH, known or identified to me (or proved upon oath of _____) the person whose name is subscribed to the within instrument as TRUSTEE and acknowledged to me that he executed the same as such TRUSTEE.

(NOTARY SEAL) WASKO
NOTARY PUBLIC STATE OF IDAHO

Michael P. Wasko
Notary Public, State of Idaho
Residing at Heppner therein.
My Commission expires: 7/9/16.