

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

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Janice Knittel, as successor in interest to David D. Knittel</u>	BUYER GRANTEE	2 Name <u>Janice Knittel, an unmarried person</u>
	Mailing Address <u>1374 Sycamore Street</u>		Mailing Address <u>1374 Sycamore 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) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Janice Knittel

Mailing Address 1374 Sycamore

City/State/Zip Clarkston, WA 99403

Phone No. (including area code) _____

List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
1-004-23-006-0003-0000 <input type="checkbox"/>	187,500.00
_____ <input type="checkbox"/>	0.00
_____ <input type="checkbox"/>	0.00
_____ <input type="checkbox"/>	0.00

4 Street address of property: 1374 Sycamore Street, Clarkston, Washington 99403

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)

South 1/2 of Lot 6 of Block HH of Vineland.

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)?

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215

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) NEW OWNER(S) SIGNATURE _____

PRINT NAME _____

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

None

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

WAC No. (Section/Subsection) 458-61A-202(6)(a)(h)

Reason for exemption Inheritance - COMMUNITY PROPERTY

Type of Document Death Certificate and CPA

Date of Document 9/18/2020

Gross Selling Price \$	0.00
Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax: State	
Less than \$500,000.01 at 1.1%	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3.0%	0.00
Agricultural and timberland at 1.28%	0.00
Total Excise Tax: State \$	0.00
<u>0.0025</u> Local \$	0.00
Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
Local 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 Djiny POA

Name (print) Janice Knittel

Date & city of signing Lewiston, ID 9/18/20

Signature of Grantee or Grantee's Agent Djiny POA

Name (print) Janice Knittel

Date & city of signing Lewiston, ID 9/18/20

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)).

053489



00033127202003680010030033

I-15 CP

Pgs=3

Fee:\$105.50

CREASON, MOORE, DOKKEN &

AFTER RECORDING, RETURN TO:

Paul O. Merrill
Creason, Moore, Dokken & Geidl, PLLC
P. O. Drawer 835
Lewiston ID 83501

COMMUNITY PROPERTY AGREEMENT

Reference Numbers of Related Documents: N/A

Grantor: Knittel, David D.

Grantee: Knittel, Janice R.

After Recording Return to:

Thomas L. Ledgerwood
922 6th Street
Clarkston, WA 99403

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, Made and entered into this 15th day of February, 2007, by and between DAVID D. KNITTEL and JANICE R. KNITTEL, husband and wife,

WITNESSETH:

WHEREAS, The parties are husband and wife and residents of Asotin County, Washington; and it is the intention of the parties that all of the property now owned or hereafter acquired by them, or either of them, shall be community property and shall vest in the survivor upon the death of one of them,

NOW, THEREFORE, for and in consideration of the covenants herein contained and the mutual benefits to be derived therefrom, the parties hereto covenant and agree that every piece, parcel and item of property, whatever its nature and wherever situate, be and have the status of community property, and all of such property is hereby conveyed by each and both to themselves as a marital community, and upon the death of either party, title to such property shall immediately pass to, and become vested in, the survivor as his or her sole and separate property.

THIS AGREEMENT will be automatically revoked by a decree of legal separation or dissolution, unless otherwise provided in such decree. This agreement will not control the division of property in any such proceeding.

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



DAVID D. KNITTEL



JANICE R. KNITTEL

SIGNED AND SWORN to before me this 15th day of February, 2007, by DAVID D. KNITTEL and JANICE R. KNITTEL.




NOTARY PUBLIC in and for the State of Washington, residing at Clarkston.
Commission expires: 3-15-2009



I-70 POA
Pgs=6 Fee:\$108.50
CREASON, MOORE, DOKKEN &

AFTER RECORDING, RETURN TO:

Paul O. Merrill
Creason, Moore, Dokken & Geidl, PLLC
P. O. Drawer 835
Lewiston ID 83501

DURABLE POWER OF ATTORNEY

Reference Numbers of Related Documents: N/A

Grantor: Knittel, Janice R.

Grantee: Myers, Becky Jo.

DURABLE POWER OF ATTORNEY - 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

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After Recording Return To:

DURABLE POWER OF ATTORNEY

JANICE R. KNITTEL, the undersigned individual, domiciled and residing in the State of Washington, designates the following named person as Attorney in fact to act for the undersigned as the principal who may hereafter become disabled or incompetent.

1. Designation. DAVID D. KNITTEL is designated as Attorney in Fact for the principal. If DAVID D. KNITTEL is unavailable or otherwise unable to act as Attorney in Fact for the principal, then BECKY JO MYERS is designated as alternate Attorney in Fact.

2. Powers.

(a) General Powers. The Attorney in Fact, as fiduciary, shall have all powers of an absolute owner over the assets and liabilities of the principal, whether located within or without the State of Washington. Without limiting the powers herein, the Attorney in Fact shall have full power, right and authority to sell, lease, rent, exchange, mortgage and otherwise deal in and with any and all property, real or personal, belonging to the principal the same as if he or she were the absolute owner thereof. In addition, the Attorney in Fact shall have specific powers including, but not limited to the following:

(i) Real Property. The attorney-in-fact shall have authority to purchase, take possession of, lease, sell, convey, exchange release and encumber real property or any interest in real property.

(ii) Personal Property. The attorney-in-fact shall have authority to purchase, receive, take possession of, lease, sell, assign, endorse, exchange, release, mortgage and pledge personal property or any interest in personal property.

(iii) Claims Against Principal. The attorney-in-fact shall have authority to pay, settle, compromise or otherwise discharge any and all claims of liability or indebtedness against the Principal and, in so doing, may use any of the assets of the attorney-in-fact and obtain reimbursement out of the Principal's funds or other assets.

(iv) Financial Accounts. The attorney-in-fact shall have the authority to deal with accounts maintained by or on behalf of the Principal with institutions (including, without limitation, banks, savings and loan associations, credit unions and securities dealers). This shall include the authority to maintain and close existing accounts, to open, maintain and close other accounts and to make deposits and withdrawals with respect to all such accounts.

(v) Beneficiary Designations. The attorney-in-fact shall have authority to make, amend, alter or revoke any of the principal's life insurance beneficiary designations and retirement plan beneficiary designations so long as in the sole discretion of the attorney-in-fact such action would be in the best interests of the principal and those interested in the principal's estate.

(vi) Transfers to Trust. The attorney-in-fact shall have the authority to make transfers of the principal's property, both real and personal, to any trust created by the principal of which the principal is the primary beneficiary during the principal's lifetime.

(vii) Legal Proceedings. The attorney-in-fact shall have authority to participate in any legal action in the name of the Principal or otherwise. This shall include (a) actions for attachment, execution, eviction, foreclosure, indemnity and any other proceeding for equitable or injunctive relief; and (2) legal proceedings in connection with the authority granted in this instrument.

(viii) Disclaimer. The attorney-in-fact shall have the authority to disclaim any interest, as defined in RCW 11.86.010, in any property to which the Principal would otherwise succeed, by Will, community property agreement or otherwise and to decline to act or resign if appointed or serving as an officer, director, executor trustee or other fiduciary.

(b) Gifting Power. The Attorney in Fact shall have the power to make any gifts, whether outright or in trust, during the principal's lifetime which are consistent with the most current Will executed by or on behalf of the principal or testamentary provisions of the most current intervivos trust executed by or on behalf of the principal.

(c) Health Care Decisions.

(i) General Statement of Authority Granted. The Attorney in Fact shall have full power and authority to make health care decisions for the principal to the same extent that the principal could make such decisions for the principal if the principal had the capacity to do so. In exercising this authority, the Attorney in Fact shall make health care decisions that are consistent with the principal's desires as stated in this document or otherwise made known to the Attorney in Fact, including, but not limited to, the principal's desires concerning obtaining or refusing or withdrawing life-prolonging care, treatment, services, and procedures. "Health care

decisions" shall include consent, refusal of consent, or withdrawal of consent to any care, treatment, service, or procedure to maintain, diagnose, or treat the principal's physical condition.

(ii) Inspection and Disclosure of Information Relating to the Principal's Physical or Mental Health. The Attorney in Fact has the power and authority to do all of the following:

(A) Request, review, and receive any information, verbal or written, regarding the principal's physical or mental health, including, but not limited to, medical and hospital records.

(B) Execute, on the principal's behalf, any releases or other documents that may be required in order to obtain the above information.

(C) Consent to the disclosure of the above information.

(D) Consent to the donation of any of the principal's organs for medical purposes.

(iii) Signing Documents, Waivers, and Releases. Where necessary to implement the health care decisions that the Attorney in Fact is authorized by this document to make, the Attorney in Fact has the power and authority to exercise and execute, on the principal's behalf, all of the following:

(A) Documents titled or purporting to be a "Refusal to Permit Treatment" and "Leaving Hospital Against Medical Advice."

(B) Any necessary waiver or release from liability required by a hospital or physician.

(iv) Prior Designations Revoked. This durable power of attorney revokes any prior durable power of attorney for health care.

(v) All my fiduciaries and agents named herein are hereby immediately designated as my legal representative for the purposes of HIPAA, whether I am incapacitated or not.

3. Intent to Obviate Need for Guardianship. It is the principal's intent that the power given to the attorney-in-fact designated herein be interpreted to be so broad as to obviate the need for the appointment of a guardian for the person or estate of the principal. If the appointment of a guardian or limited guardian of the person or estate of the principal is sought, however, the principal nominates the then acting attorney-in-fact designated above, if any, as the principal's guardian or limited guardian, or if no one is then acting as attorney-in-fact, the principal nominates the persons designated above as attorney-in-fact and successor attorneys-in-fact as guardian or limited guardian, in the same order of priority.

4. Effectiveness. This Power of Attorney shall become effective upon execution and shall not be affected by the disability or incompetency of the principal. Disability shall include the inability of the principal to manage his property and affairs effectively for reasons such as mental illness, mental deficiency, physical illness or disability, advanced age, chronic use of drugs, chronic intoxication, confinement, detention by a foreign power or disappearance. Disability may be evidenced by a written statement of a qualified physician regularly attending the principal and/or by other qualified persons with knowledge of any confinement, detention or disappearance. Incompetence may be established by a finding of a Court having jurisdiction over the incompetent principal.

5. Duration. This Power of Attorney becomes effective as provided in Section 4 and shall remain in effect to the extent permitted by the laws of the State of Washington or until revoked or terminated under Sections 5 or 6, notwithstanding any uncertainty as to whether the principal is dead or alive.

6. Revocation. This Power of Attorney may be revoked, suspended or terminated in writing by the principal with written notice to the designated Attorney in Fact, and if the same has been recorded, then by recording the written instrument of revocation with the Auditor of the county where the Power of Attorney is recorded.

7. Termination.

(a) By Appointment of Guardian. The appointment of a guardian of the estate of the principal vests in the guardian, the power to revoke, suspend or terminate this Power of Attorney as to the powers enumerated in subsections (a) and (b) of Section 2 herein. The appointment of a guardian of the person empowers the guardian to revoke, suspend or terminate, with court approval, those powers concerning health care decisions as enumerated in subsection (c) of Section 2 herein.

(b) By Death of Principal. The death of the principal shall be deemed to revoke this Power of Attorney upon actual knowledge or actual notice being received by the Attorney in Fact.

8. Accounting. The Attorney in Fact shall be required to account to any subsequently appointed personal representative.

9. Reliance. The designated and acting Attorney in Fact and all persons dealing with the Attorney in Fact shall be entitled to rely upon this Power of Attorney so long as neither the Attorney in Fact nor any person with whom he or she was dealing at the time of any act taken pursuant to this Power of Attorney had received actual knowledge or actual notice of any revocation, suspension or termination of the Power of Attorney by death or otherwise. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees or personal representatives of the principal. In addition, third parties shall be entitled to rely upon a photocopy of the signed original hereof, as opposed to a certified copy of the same.

AFTER RECORDING, RETURN TO:

Paul O. Merrill
Creason, Moore, Dokken & Geidl, PLLC
P. O. Drawer 835
Lewiston ID 83501

CERTIFICATE OF DEATH

Reference Numbers of Related Documents: N/A

Grantor: Knittel, David Dennis

Grantee: Public

CERTIFICATE OF DEATH - 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

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