

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	Frank & Mary Landkammer	BUYER GRANTEE	2 Name	Edward Landkammer life estate, Alvin, Lyle &
	Mailing Address	680 ALPWA CR RD		Mailing Address	Vernon Landkammer,
	City/State/Zip	CLARKSTON, WA 99403		City/State/Zip	remainder men
	Phone No. (including area code)			Phone No. (including area code)	680 ALPWA CR RD, CLARKSTON, WA 99403
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		List assessed value(s)
Name			2-610-43-003-0000 <input type="checkbox"/>		147,790 0.00
Mailing Address			<input type="checkbox"/>		0.00
City/State/Zip			<input type="checkbox"/>		0.00
Phone No. (including area code)			<input type="checkbox"/>		0.00

4 Street address of property: BAKE LAND
This property is located in Select Location
 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)
SEE ATTACHED

5 Select Land Use Code(s): 83
Select Land Use Codes
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.
Dail Walker 8/31/20
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
Kimberly Boggs
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 (F)
Reason for exemption INHERITANCE, PROBATED WILL
Type of Document Probated Will
Date of Document 4-17-1967
Gross Selling Price \$ _____
*Personal Property (deduct) \$ _____
Exemption Claimed (deduct) \$ _____
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
Local \$ 0.00
Delinquent Interest: State \$ 0.00
Local \$ 0.00
Delinquent Penalty \$ 0.00
Subtotal \$ 0.00
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

PAID
AUG 31 2020
ASOTIN COUNTY
TREASURER

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of Grantor or Grantor's Agent [Signature] Signature of Grantee or Grantee's Agent [Signature]
Name (print) Kimberly Boggs Name (print) Kimberly Boggs
Date & city of signing 8/31/2020 Asotin GWA Date & city of signing 8/31/20 Asotin GWA

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)).

053432

Marinella + Boggs CK 25216

Asotin County Auditor

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF GARFIELD

IN THE MATTER OF THE ESTATE)
OF
FRANK LANDKAMMER, DECEASED.)

No. 1463
FINAL DECREE

RECORDED IN
GARFIELD COUNTY, WASH.
JUN 6 - 1956
PAGE 572

This matter having come on for hearing this 6th day of June, 1956, and the final report and petition for final settlement and distribution, heretofore filed herein by Albert Landkammer as executor of the estate of Frank Landkammer, deceased, having been fully heard and submitted and it appearing to the Court that due notice of the time and place of the hearing thereon has been given, posted and published in all respects in the manner and for the period of time required by law and the order of this Court, from the proofs adduced on such hearing the Court finds as follows:

DIRECT INDEXED
INDEXED
CORRECTED

1. That Frank Landkammer died on the 16th day of March, 1954, in Garfield County, Washington, being a resident of and leaving estate in said county.
2. That on the 29th day of April, 1954, the last will of said decedent was admitted to probate by this Court, and said executor was confirmed as such, that he duly qualified and still is the duly appointed, qualified and acting executor of said estate.
3. That said executor gave notice to the creditors of said deceased and all persons having claims against his estate to present the same within six months after the date of the first publication of such notice to creditors, and to file the same with the clerk of this Court, which notice was published in the East Washingtonian, a weekly and legal newspaper printed and published in said county, for three consecutive weeks, be-

ginning with the issue published on the 29th day of April, 1954, and ending with the issue published on the 13th day of May, 1954, and that such notice was so published in the form and manner and for the period of time in all respects as required by law and the order of this Court.

4. That on the 6th day of September, 1954, said executor prepared his inventory of all of the property of said estate coming to his knowledge and possession, and on the 16th day of December, 1954, the said property was appraised by the appraisers appointed by this Court, including the nominee of the Inheritance Tax Division, who had duly qualified, and such inventory and appraisal was filed herein on the 23rd day of December, 1954. That copy thereof was delivered to the Inheritance Tax Division, and inheritance tax in the sum of \$194.49 was determined and was paid, and the receipt of the State Treasurer therefor and the release of the Inheritance Tax Division are on file herein.

5. That more than six months have elapsed since the date of the first publication of notice to creditors and that all claims not filed within such time are forever barred. That the claim of Pomeroy Warehouse & Feed Company for \$406.02 was the only claim filed, and such claim has been fully paid.

6. That on file herein is a schedule of the receipts and disbursements received and made by said executor.

7. That all of the real estate described in the inventory herein remains on hand. That the personal property belonging to said estate consists of an equity of \$5970.08 in the partnership funds, as shown by the statement on file herein, the account being generally to January 1, 1956, with only administration costs and income taxes paid since said date; Pomeroy Grain Growers, Inc., stock, accrued patronage dividends at Pomeroy Grain Growers, Inc., 64 head of cattle; and partnership interest in farm machinery and equipment.

6. That the following are the names and places of residence of all of the heirs at law and next of kin of said deceased, all of whom are of the age of majority and all of whom are named in his will, to-wit:

Mary Landkammer, spouse, Pomeroy, Washington,
Edward Landkammer, son, Pomeroy, Washington,
Theodore Landkammer, son, Pomeroy, Washington,
Felix Landkammer, son, Pomeroy, Washington,
Albert Landkammer, son, Pomeroy, Washington.

9. That the last will of deceased contains the following provisions (such will being a joint and mutual will of deceased and Mary Landkammer, his surviving spouse), to-wit:

"THIRD--Upon the prior death of either of us, after payment of debts, funeral expenses, expenses of administration and all estate or inheritance taxes, all of the rest, residue and remainder of our estate real and personal is given, devised and bequeathed to the survivor to have and to hold and to use and enjoy for and during the natural life of the survivor; and we direct that during such life estate the property be operated and farmed in the same manner as theretofore operated by our executor, Albert Landkammer, who is a partner in the ownership of the personal operating property, and in the operation of our lands, upon the same basis of partnership as heretofore, and he shall retain as his own the same share of operating partnership profits as he shall be entitled to at the time of the death of the first of us to die."

"FOURTH--Upon the death of the survivor, we give and bequeath to Albert Landkammer all of our right, title and interest in the partnership personal property as then existing."

"FIFTH--In connection with our disposition of real estate we state that by the terms hereof we are disposing of lands owned by us, and also of lands owned by our son, Albert Landkammer, who is the sole owner of what are referred to as the Ferréll lands, and a one-half owner as tenant in common with us of what are referred to as the Morris lands. In consideration of the devise of lands herein contained to Albert we intend to devise the full and entire ownership of the lands owned by him as above stated. He owns in sole ownership other lands not affected by the terms hereof, adjacent to the lands given to him hereby. We desire that he make any such conveyance or relinquishment as may be necessary to pass title to our devisees of the full title to his lands which we do devise herein."

The said will then provides for the devise of all of the lands of said decedent and his surviving spouse, to take effect upon the death of the survivor.

10. That by reason of the provisions of the will of said deceased, all of the property of said estate and decedent's interest therein, real and personal, should be distributed to Mary Landkammer to have and to hold and use and enjoy for and during her natural life; that the distribution of the fee title in and to said property, both real and personal, should be held in abeyance until after the death of Mary Landkammer, and that decree of final distribution of the fee title should not now be entered.

11. That your executor waived all compensation; that he paid to his attorneys the sum of \$1864.00 as attorneys fees herein and that said sum is a reasonable amount to be allowed as attorneys fees herein.

12. That all of the debts of said deceased, funeral expenses, and all of the expenses of administration, and all taxes that have accrued against said estate have been fully paid and said estate is now in a condition to be finally settled.

THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Court that said final report be and the same is hereby in all respects, approved, ratified and confirmed and all of the acts and doings of said executor be and they are hereby approved.

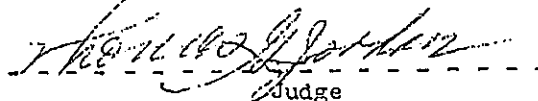
It is further ordered, adjudged and decreed by the Court that all of the property of said deceased, whether described herein or otherwise, be and the same is hereby distributed to and vested in Mary Landkammer, to have and to hold and to use and enjoy for and during her natural life.

It is further ordered that the final distribution of the remainder over in fee shall not now be made and that the Court reserves jurisdiction to enter such final decree upon the death of Mary Landkammer.

Dated this 6th day of June, 1956.

Presented by:

McCABE & McCABE
Attorneys for Executor.



Judge

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF GARFIELD

IN THE MATTER OF THE ESTATE)	No. 1545
OF	} FINAL DECREE
MARY LANDKAMMER, DECEASED.)	
IN THE MATTER OF THE ESTATE)	No. 1463
OF	} FINAL DECREE
FRANK LANDKAMMER, DECEASED.)	

This matter having come on for hearing this 18th day of March, 1964, and having been continued until the present date, and the final report and petition for final settlement and distribution, heretofore filed herein by Albert Landkammer as executor of the estates of Frank and Mary Landkammer, both deceased, having been fully heard and submitted and it appearing to the Court that due notice of the time and place of the hearing thereon has been given and published in all respects in the manner and for the period of time required by law and the order of this Court, from the proofs adduced on such hearing the Court finds as follows:

1. That Mary Landkammer died on the 14th day of January, 1957, being at the time of her death a resident of Garfield County, Washington, and leaving estate therein.

2. That on the 11th day of February, 1957, the last will and testament was admitted to probate herein, and said petitioner confirmed as executor thereof, and he still is the duly appointed, qualified and acting executor of such will. That such will was a joint and mutual will of Mary Landkammer and of her husband, Frank Landkammer, who died on the 16th day of March, 1954, and such will was probated as his will in this court in cause No. 1463, on the 29th day of April, 1954, and said executor herein

was confirmed as executor of the will as being the will of Frank Landkammer, and he still is the duly appointed, qualified and acting executor of the estate and will of Frank Landkammer.

3. That on the 6th day of June, 1956, a final decree was entered in said estate of Frank Landkammer, deceased, settling the accounts of the executor and other matters, but the distribution of the remainder over of the property of said estate, after the life estate given to Mary Landkammer was reserved until her death and jurisdiction reserved to then make distribution. That in order to now make distribution the said two estates have been consolidated by order of this court.

4. That said executor gave notice to the creditors of Mary Landkammer, deceased, to present their claims to the executor and to file the same within six months from the date of the first publication of such notice, which notice was published in the East Washingtonian a legal and weekly newspaper printed and published in said county, beginning with the issue published on the 14th day of February, 1957, and ending with the issue published on the 28th day of February, 1957, the same having been so published three times weekly for three consecutive weeks, and that the same was so published in the form and manner and for the period of time in all respects as required by law and the order of this court.

5. That on the 10th day of February, 1958, said executor prepared his inventory of all of the property of said estate coming to his knowledge and possession, and on the 7th day of March, 1958, such property was appraised by the appraisers appointed by this court, including the nominee of the Inheritance Tax Division, that a copy of the inventory which was filed herein on the 10th day of March, 1958, was filed with the Inheritance Tax Division and an inheritance tax return was filed, showing a tax liability

of \$227.68, which amount was paid to the State Treasurer and accepted as being the inheritance tax in full, and the receipt of the State Treasurer and the release of the Inheritance Tax Division are on file herein.

6. That more than six months have elapsed since the date of first publication of notice to creditors and that all claims not filed are forever barred. That the only claim filed was that of Alta Mae Christensen for \$26.40, for nursing care, and such claim has been approved and paid.

7. That the cash on hand at time of death of deceased has been expended in payment of claim, funeral expenses, and other charges and no cash remains on hand. That no detailed account is made in connection with the estate.

8. That the last will of decedent being the joint and mutual will of herself and her predeceased husband contains the following provision:

"Upon the death of the survivor we give and bequeath to Albert Landkammer all of our right, title and interest in the partnership personal property as then existing."

That the shares in Pomeroy Grain Growers, Inc., and the patronage dividends remaining unpaid from such co-operative were partnership property and should be distributed to Albert Landkammer.

The eight head of cattle described in clause Second of such will have been delivered over to Theodore Landkammer, the legatee named to receive the same.

That all of the rest of the cattle and all of the farm machinery and equipment described in the inventories in both estates were partnership property and all of such property remaining on hand should be distributed to Albert Landkammer.

That no other property belonging to said estates remains on hand except real estate.

9. That the said will contains the following statement:

"In connection with our disposition of real estate we state that by the terms hereof we are disposing of lands owned by us, and also of lands owned by our son, Albert Landkammer, who is the sole owner of what are referred to as the Ferrell lands, and a one-half owner as tenant in common with us of what are referred to as the Morris lands. In consideration of the devise of lands herein contained to Albert, we intend to devise the full and entire ownership of the lands owned by him as above stated. He owns in sole ownership other lands not affected by the terms hereof, adjacent to the lands given to him hereby. We desire that he make any such conveyance or relinquishment as may be necessary to pass title to our devisees of the full title to his lands which we do devise herein."

That the "Ferrell lands" referred to are situated in Asotin County, Washington, and described as follows:

All of those portions of East half of Northeast quarter of Section Ten, Southwest quarter of Southwest quarter of Section Two and Northwest quarter of Northwest quarter of Section Eleven, which lie North and West of the county road running through said lands, and all of the Northeast quarter of the Southwest quarter of Section Two, the West half of the Northeast quarter and the North half of the Northwest quarter of Section Ten; all in Township Ten, North, of Range Forty-three, E. W. M.

which lands have been owned solely by said executor, Albert Landkammer.

That the "Morris lands" referred to, in which Albert Landkammer owned a one-half interest as tenant in common with said decedents, are described as follows:

All of Section 3, West half of Northeast quarter, Northwest quarter and Northwest quarter of Southwest quarter of Section 2, in Township Ten, North, of Range Forty-three, E. W. M., in Asotin County, Washington,

Also Southeast quarter of Northeast quarter of Section Four, in Township Ten, North of Range Forty-three, E. W. M., in Garfield County, Washington.

That Albert Landkammer has expressly elected to take under the will of decedents, and he has herein relinquished any and all of his right, title and interest in said lands hereinbefore described to the devisees thereof as contained in said will, in

open court, and has consented that this court take jurisdiction of said lands, and by decree herein distribute and vest the same in the persons entitled thereto under said will.

10. That Clause Sixth of said will is as follows:

"Upon the death of the survivor of us, we give and devise to our son Albert Landkammer the lands known as the Dresser lands acquired by us from one A. L. Van-Ausdle, and the home place on Pataha Flat and furnishings thereof, to be his absolutely."

That the "Dresser lands" are described as follows:

South half of Northwest quarter, North half of Southwest quarter and Southwest quarter of Southwest quarter of Section Twenty-seven; South half of Southwest quarter of Section Twenty-eight; Southwest quarter of Southwest quarter, and Beginning at northwest corner of Southwest quarter of Northwest quarter, thence South on line one-half mile to Southwest corner of Northwest quarter of Southwest quarter; thence East on line 405 feet; thence North 24° East 912 feet; thence North $26^{\circ}33'$ East 1120 feet; thence North $1^{\circ}30'$ West 168 feet; thence North $15^{\circ}43'$ East 635 feet to North line of South half of Northwest quarter; thence West on line 1440 feet to place of beginning, in Section Thirty-four, in Township Eleven, North of Range Forty-three, E. W. M. and Lots 1, 2 and 3 of Section Four, in Township Ten, North, of Range Forty-three, E. W. M., in Garfield County, Washington.

That the "Home place on Pataha Flat" is described as follows:

East half of Northeast quarter of Section Nineteen, and West half of Northwest quarter of Section Twenty, in Township Eleven, North, of Range Forty-two, E. W. M., in Garfield County.

That said lands should be distributed to Albert Landkammer.

11. That Clause Seventh of said will is as follows:

"Upon the death of the survivor of us, we give and devise to our son Theodore Landkammer the lands known as the Ferrell place, to be his absolutely."

That the "Ferrell lands" as hereinbefore described in paragraph 9 should be distributed to Theodore Landkammer.

12. That Clause Eighth of said will is as follows:

* "Upon the death of the survivor of us, we give and devise to our son Felix Landkammer the lands known as the Miller place acquired by us from the Federal Land Bank of Spokane, together with the forty acres in Garfield County, of the Kaufman lands, acquired from W. B. Morris, to be his absolutely."

The "Miller place" is described as follows:

Southwest quarter of Northeast quarter, Southeast quarter of Northwest quarter, North half of Southwest quarter, Southeast quarter of Southwest quarter, and Southeast quarter of Section Four; Northeast quarter of Northeast quarter of Section Eight, Northwest quarter and North half of Northeast quarter and Southwest quarter of Northeast quarter of Section Nine, in Township Ten, North, of Range Forty-three, E. W. M., in Garfield County, Washington;

And the forty acres in Garfield County of Kaufman lands acquired from W. B. Morris is described as follows:

Southeast quarter of Northeast quarter of Section Four, in Township Ten, North, of Range Forty-three, E. W. M. in Garfield County, Washington.

13. That Clause Ninth of said will is as follows:

"Upon the death of the survivor of us, we give and devise to our son Edward Landkammer the lands known as the Kaufman lands in Asotin County, acquired by us from one W. B. Morris, to have and to hold and to use and enjoy for and during his natural life, with remainder over to his sons surviving at the time of his death, or to the issue of any son then deceased to take by right of representation."

The lands here referred to are described in paragraph 9 hereof, and that part thereof situated in Asotin County as therein described should be distributed to Edward Landkammer to have and to hold and to use and enjoy with remainder over to his sons then living, or the issue of any son then deceased to take by right of representation. That the sons of Edward Landkammer now living are: Alvin L. Landkammer, Vernon L. Landkammer and Lyle E. Landkammer.

14. That the persons hereinbefore named are all of the heirs at law and next of kin, and all of the beneficiaries named in the said joint and mutual will, and they are all of the age of majority. That all except Vernon L. Landkammer are residents of Garfield County, Washington, their addresses being Pomeroy, Washington. Vernon L. Landkammer resides at Spokane, Washington.

15. That no other property than that hereinbefore described remains on hand for distribution except the following described real estate, to-wit:

Lots Eight and Nine in Block Ten of the original town, now city, of Pomeroy, in Garfield County, Washington,

and such property is all of the rest, residue and remainder of the property of said decedents and should be distributed to Albert Landkammer, Theodore Landkammer, Edward Landkammer and Felix Landkammer in equal shares, share and share alike, under Clause Eleventh of the will which reads as follows:

Upon the death of the survivor we give, devise and bequeath all the rest, residue and remainder of our property and estate to our four sons, in equal shares, share and share alike.

16. That said executor is claiming no compensation as such, and his attorneys have been paid an attorney fee of \$875.00, which is a reasonable amount.

17. That all of the debts of deceased and all debts, charges and taxes against this estate have been fully paid, and the estate is now in a condition to be finally closed.

THEREFORE it is hereby ordered and adjudged that the said final report of the executor of the estate of Mary Landkammer, deceased, be and the same is hereby approved and settled.

It is further ordered, adjudged and decreed that all of the personal property heretofore belonging to the partnership of said decedents with Albert Landkammer, remaining on hand, if any, and the proceeds thereof, be and the same is hereby distributed to, and vested and confirmed in Albert Landkammer.

It is further ordered, adjudged and decreed that the eight head of cows, the property of Mary Landkammer, and heretofore delivered over to Theodore Landkammer, be and the same are hereby vested and confirmed in said Theodore Landkammer.

It is further ordered, adjudged and decreed that the real estate belonging to said estates, and brought therein by virtue of the provisions of the will of decedents, be and the same is hereby distributed to and vested in the persons thereunto entitled as follows:

To Albert Landkammer:

South half of Northwest quarter, North half of Southwest quarter and Southwest quarter of Southwest quarter of Section Twenty-seven; South half of Southwest quarter of Section Twenty-eight; Southwest quarter of Southwest quarter, and Beginning at northwest corner of Southwest quarter of Northwest quarter, thence South on line one-half mile to Southwest corner of Northwest quarter of Southwest quarter; thence East on line 405 feet; thence North 24° East 912 feet; thence North $26^{\circ}33'$ East 1120 feet; thence North $1^{\circ}30'$ West 168 feet; thence North $15^{\circ}43'$ East 635 feet to North line of South half of Northwest quarter; thence West on line 1440 feet to place of beginning, in Section Thirty-four, in Township Eleven, North of Range Forty-three, E. W. M. and Lots 1, 2 and 3 of Section Four, in Township Ten, North, of Range Forty-three, E. W. M., in Garfield County, Washington.

East half of Northeast quarter of Section Nineteen, and West half of Northwest quarter of Section Twenty, in Township Eleven, North, of Range Forty-two, E. W. M., in Garfield County, Washington.

To Theodore Landkammer:

All of those portions of East half of Northeast quarter of Section Ten, Southwest quarter of Southwest quarter of Section Two and Northwest quarter of Northwest quarter of Section Eleven, which lie North and West of the county road running through said lands, and all of the Northeast quarter of the Southwest quarter of Section Two, the West half of the Northeast quarter and the North half of the Northwest quarter of Section Ten; all in Township Ten, North, of Range Forty-three, E. W. M.

expressly including the former ownership of Albert Landkammer, and expressly excluding Albert Landkammer from any continuation of his former ownership.

To Felix Landkammer:

Southwest quarter of Northeast quarter, Southeast quarter of Northwest quarter, North half of Southwest quarter, Southeast quarter of Southwest quarter, and Southeast quarter of Section Four; Northeast quarter of Northeast quarter of Section

Eight, Northwest quarter and North half of Northeast quarter and Southwest quarter of Northeast quarter of Section Nine, in Township Ten, North, of Range Forty-three, E. W. M., in Garfield County, Washington;

Southeast quarter of Northeast quarter of Section Four, in Township Ten, North, of Range Forty-three, E. W. M. in Garfield County, Washington.

expressly including the former ownership of Albert Landkammer in part thereof and expressly excluding Albert Landkammer from any continuation of his former ownership.

To Edward Landkammer to have and to hold for and during his natural life, with remainder over to his sons surviving at the time of his death, and the issue of any son then deceased such issue to take by right of representation:

All of Section 3, West half of Northeast quarter, Northwest quarter and Northwest quarter of Southwest quarter of Section 2, in Township Ten, North, of Range Forty-three, E. W. M., in Asotin County, Washington.

expressly including the former ownership of Albert Landkammer, and expressly excluding Albert Landkammer from any continuation of his former ownership.

To Theodore Landkammer, Felix Landkammer, Edward Landkammer and Albert Landkammer:

Lots Eight and Nine in Block Ten of the original town, now city, of Pomeroy, in Garfield County, Washington,

together with any other property, real or personal, omitted herefrom or not now known or discovered, to have and to hold in equal shares, share and share alike.

Dated this 1st day of April, 1964.

Howard G. Jordan

Judge

Presented by:
McCABE & McCABE
Attorneys for Executor.

FILED
RECORDED IN Probate
BOOK N PAGE 619

APR 1 - 1964
Harold E. ...
COUNTY CLERK
GARFIELD COUNTY, WASH.

IN THE NAME OF GOD, AMEN: We, Edward Landkammer and Rosrene Landkammer, husband and wife of Pomeroy, Garfield County, State of Washington, each being of lawful age and of sound and disposing mind and memory and not acting under duress, menace, fraud or the undue influence of any person whomsoever, do hereby make, declare and publish this our joint Last Will and Testament in the manner following, that is to say:

I

In event of the prior death of either of us we nominate and appoint the survivor executor or executrix hereof. In event such survivor is unable or refuses to so act, we nominate and appoint our son, Lyle Landkammer, executor hereof. Any such executor or executrix shall serve without bond or other security, and insofar as may be permitted by law, without the intervention of any court.

II

In event of the prior death of either of us, we give, devise and bequeath all of our property and estate of every kind and character and wheresoever situated to the survivor to have and to hold in fee simple.

III

In event of the death of the survivor of us without such survivor having made other testamentary disposition of his or her property and estate, we give, devise and bequeath all of the property and estate of such survivor to our three sons, Alvin Landkammer, Vernon Landkammer and Lyle Landkammer, in equal shares share and share alike to have and to hold in fee simple.

IN TESTIMONY WHEREOF, hereby revoking any former will made by us or either of us, we have hereunto set our hands and seals the 17th day of April, A. D. 1967.

WITNESSES:

[Handwritten signatures of witnesses]

Edward Landkammer (SEAL)

Rosrene Landkammer (SEAL)

FILED
RECORDED IN Book of Wills
BOOK 6 PAGE 39

(One) JUL 12 1991

Dorothy L. Caswell
COUNTY CLERK

GARFIELD COUNTY, WASH

INDEXED
EXECP
INDIRECT
COMPARED

IN THE NAME OF GOD, AMEN: We, Edward Landkammer and Rosrene Landkammer, husband and wife of Pomeroy, Garfield County, State of Washington, each being of lawful age and of sound and disposing mind and memory and not acting under duress, menace, fraud or the undue influence of any person whomsoever, do hereby make, declare and publish this our joint Last Will and Testament in the manner following, that is to say:

I

In event of the prior death of either of us we nominate and appoint the survivor executor or executrix hereof. In event such survivor is unable or refuses to so act, we nominate and appoint our son, Lyle Landkammer, executor hereof. Any such executor or executrix shall serve without bond or other security, and insofar as may be permitted by law, without the intervention of any court.

II

In event of the prior death of either of us, we give, devise and bequeath all of our property and estate of every kind and character and wheresoever situated to the survivor to have and to hold in fee simple.

III

In event of the death of the survivor of us without such survivor having made other testamentary disposition of his or her property and estate, we give, devise and bequeath all of the property and estate of such survivor to our three sons, Alvin Landkammer, Vernon Landkammer and Lyle Landkammer, in equal shares share and share alike to have and to hold in fee simple.

IN TESTIMONY WHEREOF, hereby revoking any former will made by us or either of us, we have hereunto set our hands and seals the 17th day of April, A. D. 1967.

WITNESSES:

[Handwritten signatures of witnesses]

Edward Landkammer (SEAL)

Rosrene Landkammer (SEAL)

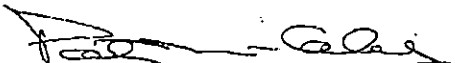
FILED
RECORDED IN Book of Wills
BOOK 6 PAGE 37

(One) JUL 12 1991
Dorothy L. Caswell
COUNTY CLERK

GARFIELD COUNTY, WASH

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COMPARED

The foregoing instrument, consisting of one preceding page and this, containing this attestation clause only, was on the day the same bears date by the said Edward Landkammer and the said Rosrene Landkammer signed and sealed and published as and declared to be their joint Last Will and Testament in the presence of each other and in the presence of us, who at their request and at the request of each of them and in their presence and in the presence of each them and in the presence of each other have subscribed our names as witnesses thereto.


Residing at Pomeroy, Washington


Residing at Pomeroy, Washington

(Two)

In the Superior Court of the State of Washington

For Garfield County

IN PROBATE

IN THE MATTER OF THE ESTATE OF }
Frank Landkammer }
 Deceased. }
 No. 1463
Letters Testamentary

STATE OF WASHINGTON, }
 County of Garfield } ss.

WHEREAS, The Last Will and Testament of Frank Landkammer, deceased, was on the 29th day of April, 1954, duly exhibited, proven and recorded in our said Superior Court, a copy of which is hereto annexed, and whereas, it appears in and by said Will that Albert Landkammer is appointed execut. or thereon and whereas said executer has duly qualified.

Now, Therefore, Know all men by these presents, that we do hereby authorize the said Albert Landkammer to execute said will according to law.

Witness my hand and the seal of said Court, this 29th

day of April, A. D. 1954

Hesteride Fitzginn
 Clerk of Superior Court.

By _____ Deputy.

STATE OF WASHINGTON, }
 County of Garfield } ss. **Oath**

Albert Landkammer, being first duly sworn, says: I am the same person mentioned in the above letters testamentary as execut. or.; I do solemnly swear that I will support the Constitution of the United States and the Constitution and Laws of the State of Washington, and that I will faithfully perform the duties of my said trust as execut. or., according to law.

Albert Landkammer
 Subscribed and sworn to before me this 29th day of April, A. D. 1954
Hesteride Fitzginn
 Clerk of Superior Court.

By _____ Deputy.

RECORDED BOOK _____
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APR 29 1954

Hesteride Fitzginn
 COUNTY CLERK
 GARFIELD COUNTY WASH

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