



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.

Form with sections for Seller/Grantor (Samuel M. Johnstone, Rev Arthur H Johnstone Revocable Trust) and Buyer/Grantee (Charmaine Allen-Johnson), including mailing addresses and phone numbers.

Form section for property address (1606 Elm Street, Clarkston, WA) and location details (unincorporated Asotin County OR).

Section 5: Select Land Use Code(s): 14 Residential condominiums. Includes checkboxes for property tax exemptions.

Section 6: Property classification questions regarding forest land, current use, and special valuation.

(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...

This land does not qualify for continuance.

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below...

(3) OWNER(S) SIGNATURE PRINT NAME

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

Section 8: If claiming an exemption, list WAC number and reason for exemption.

Table with columns for Type of Document (Statutory Warranty Deed (SWD)), Date of Document (12/24/20), and various tax amounts (Gross Selling Price, Excise Tax, Delinquent Interest, etc.).

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

Section 9: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signature lines for Grantor and Grantee.

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)...

REV 84.0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

EXHIBIT "A"

528036

Apartment No. A-3 of Ninth Fairway Townhouses, a Condominium intended for single family residence use only, 1606 Elm Street, Clarkston, Washington according to survey map and set of plans, recorded in Volume D of Plats, Page 71, records of Asotin County, Washington, under Instrument No. 138287, and according to Condominium Declaration recorded under Instrument No. 138288; Together with an undivided 16.66% interest in the common areas and facilities appertaining to said Apartment and together with those limited common areas and facilities so appertaining, all of which are described in the above referenced Declaration.

53809

**AMENDED AND RESTATED
REV. ARTHUR H. JOHNSTONE REVOCABLE TRUST
ABSTRACT**

2007

The undersigned, Rev. Arthur H. Johnstone, as the present Trustee of the trust described below, states and represents that:

1. **Place of Administration:** The principal place of administration of the trust and the place at which the records of the trust are kept is at 2207 Riverside Drive, Clarkston, Washington 99403.

2. **Registration.** The trust has not been registered elsewhere.

3. **Type of Trust and Trustors.** The trust is a revocable trust established by Rev. Arthur H. Johnstone under a written instrument dated September 5, 2000, and restated and amended by written instrument dated March 1, 2007.

4. **Trustee's Powers.**

A. **Powers Provided by Statute.** The Trustee shall have all those powers and duties as are found and provided for in RCWA 11.98.070, as they now exist or may hereafter be amended, unless specifically limited or enlarged herein.

B. **Trustee's Decisions.** All authority granted to or vested in the Trustee by any provision of this trust is to be exercised in the sole and absolute discretion of the Trustee. Where two Co-Trustees are serving as the Trustee, the decision of the Co-Trustees must be unanimous to take action on behalf of the trust. Where more than two Co-Trustees are serving as the Trustee hereunder, the decision of a majority of such Co-Trustees shall constitute the action of the trust and shall be binding upon the trust, the beneficiaries of the trust and all persons transacting any matter with the trust. The Co-Trustees may appoint a Managing Trustee to administer the day-to-day affairs of the trust.

**AMENDED AND RESTATED REV. ARTHUR H. JOHNSTONE
REVOCABLE TRUST ABSTRACT - 1**

c:\nj\johnstone_altr_abstr_amend

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

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**THIRD AMENDMENT TO THE
AMENDED AND RESTATED
REV. ARTHUR H. JOHNSTONE REVOCABLE TRUST**

Effective this 20th day of January, 2017, the Trustor, the Rev. Arthur H. Johnstone, and the Trustee, the Rev. Arthur H. Johnstone, agree to amend in the following manner that certain Trust Agreement dated September 5, 2000, entered into by the above-named Trustor and Trustee, amended and restated on March 1, 2007, and previously amended on December 6, 2007, and December 17, 2013.

I

The Trustor hereby amends ARTICLE XI - SUCCESSOR TRUSTEES of the Trust Agreement in its entirety and replaces it with the following:

Upon the death, incapacity or resignation of the Trustor, then Albert R. Johnstone of Thornton, Colorado and Samuel M. Johnstone of Clarkston, Washington are designated to act as the Co-Trustees. Upon the death, incapacity or resignation of Albert R. Johnstone or Samuel M. Johnstone, then the one remaining of Albert R. Johnstone and Samuel M. Johnstone shall continue to serve as sole Trustee. If at any time a trustee currently serving becomes aware that no successor trustee has been named or is available to serve, then the trustee may name a successor trustee in writing, who may qualify as trustee of this trust by acceptance of the terms of this trust upon the acting trustee's death, resignation, or incapacity to act, with the same duties and powers as are imposed and conferred by this agreement on trustees hereunder. If no successor trustee has been named, a court of competent jurisdiction shall appoint a successor trustee. The incapacity of any trustee may be demonstrated by a sworn affidavit of a physician who, upon examination, determines that the trustee lacks the capacity to carry out the duties and responsibilities of the trust. A trustee refusing to submit to a medical examination or refusing to permit the results of such



ALLIANCE

TITLE & ESCROW

Yes, it matters where you close.

December 23, 2020

I Albert R Johnstone approve the Sale of the property located at 1606 Elm Street, unit A-3 Fairway Townhouses, Clarkston WA, 99403 for the sale price of \$170,000.00. I am Co Trustee, with Samuel M Johnstone of the REV. Arthur H Johnstone Revocable Trust and approve this transaction.

DocuSigned by:

6F2FT37AC48E4F2...

Albert R Johnstone

12/23/2020 | 7:34 PM CST

Date

63809



Tri-State
Memorial Hospital &
Medical Campus

Date: 11/24/2020

RECIPIENT: Arthur H Johnstone
2207 Riverside Dr

Clarkston, Washington 99403

To Whom It May Concern,

Re: Financial management

I am recommending that Mr. Johnstone's son manage his finances as he has declined mentally and physically. During the visit today, Mr. Johnstone requested that Sam will manage his finances. Sam Johnstone the power of attorney.

Any questions please feel free to call.

Sincerely,

Lucien Megna, M.D., F.A.A.F.P.

Tri-State Family Medicine
1119 Highland Ave
Clarkston, WA 99403
(509)758-1450

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SPECIAL POWER OF ATTORNEY FOR MEDICAL AUTHORIZATION

I, Rev. Arthur H. Johnstone, of Clarkston, WA, hereby appoints Samuel Mark Johnstone of Clarkston, WA. or

Dr. Timothy Johnstone, of Ritzville WA., as my attorneys in fact to act in my capacity to do any and all of the following:

1. Make any and all decisions and authorize all procedures that either may deem necessary regarding my medical treatment,

2. Their authority is above and supercedes my Directive To Physicians And Family (Living Will) Of Rev. Arthur H. Johnstone which they may choose to use or not use.

3. The rights, powers, and authority of my medical attorneys in fact to exercise any and all of the rights and powers herein shall commence and be in full force and effect and shall remain in effect until April 4, 2034 or recinded by any one of three parties, they being Rev. Arthur Henry Johnstone , Samuel Mark Johnstone, and Dr. Timothy Johnstone

Dated March 17th 2014

Rev. Arthur H. Johnstone

State of Washington
County of Asotin

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this 17th day of March 2014, personally appeared ~~REV. ARTHUR H. JOHNSTONE~~ to me well known to be the person described in the Foregoing, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed. Witness my hand and official seal and date aforesaid.

Holly D. Karlin
Notary Public

