

	de on or after January 1, 2003 Ness all areas on all pages are fully and accurately completed ped by cashler. <i>Please type or print</i> :
Theek havifuartial sale indicate %	ist percentage of ownership acquired next to each name.
1 Seller/Grantor	2 Buyer/Grantee
Name Estate of Leroy A. Fonceca by Shana Baker PR	Name Levi S. Broghaln
Verino O'Darre TTEE for Bankryotein Churt	
Malling address 42 WRiverside Ave. Lon behalf of	Malling address 1073 FOGEN Koad
City/state/zip Spokane, WA 99201 (Shara Baker	City/state/zip Anatone, WA 99401
Phone (including area code)	Phone (including area code)
3 Send all property tax correspondence to: Same as Buyer/Grantee Name Levi S. Broghain	List all real and personal property tax parcel account numbers 11130200900000000 Personal property? 274,510.00
No. 1910	
Mailing address	
4 Street address of property 673 Edgehill Road, Anatone, WA 99401	
This property is located in Asotin Unincorp	(for unincorporated locations please select your county) X
Check box if any of the listed parcels are being segregated from another	er parcel, are part of a boundary line adjustment or parcels being merged
Legal description of property (if you need more space, attach a separate st	
-Lot 9 of Scheibe's Blue Mountain Homesites Second Additon, according to records of Asotin County, Washington.	• • • • • • • • • • • • • • • • • • • •
8 1 1 2 1 30 Cm'ch 1	The second service of
a reports that was the state of the state of	the state of the s
5 Land use code 11 Household single family units	7 List all personal property (tangible and Intangible) included in selling
Enter any additional codes	.price.
(see back of last page for instructions)	
Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior clitical ordisabled person, homeowner with limited income)? Yes No.	If claiming an exemption, list WAC number and reason for exemption.
citizen or disabled person, homeowner with limited income)? Yes M No	WAC number (section/subsection)
is this property predominately used for timber (as classified was a under RCW 84.34 and 84.33) or agriculture (as classified under	Reason for exemption
RCW 84.34.020) and will continue in it's current use? If yes and	St. Naj
the transfer involves multiple parcels with different classifications,	which can a triggetting two rapped on processing
complete the predominate use calculator (see instructions)	Pikeulov Co. 139
6 is this property designated as forest land per RCW 84.33? ☐ Yes ☑ No	Date of document 02/27/24
Is this property classified as current use (open space, form and agricultural, or timber) land per RCW 84.34? ☐ Yes ☐ No	- Gross selling price 221,000.00
	- *Personal property (deduct) 0.00.
Is this property receiving special valuation as historical property per RCW 84.26?	Exemption claimed (deduct) 0.00
If any answers are yes, complete as instructed below.	for union, parenty (Jaxable selling price
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Excise tax: state set or surcestanding records
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or	
	2,431.00
timber) land, you must sign on (3) below. The county assessor must then	11 2 % Less than \$525,000.01 at 1.1%
timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate	From \$525,000.01 to \$1,525,000 at 1.28%
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Timothy Va Fazoerald SPOKANE COUNTY CLERK,

BLOKELL COURT OF BE

(Clerk's Date Stemp)



SUPERIOR COURT OF WASHINGTON, COUNTY OF SPOKANE

ESTATE OF:

CASE NO. 24-4-00316-32

LEROY ALEXANDER FONCECA

Deceased.

LETTERS TESTAMENTARY (LTRTS)

I. BASIS

The last will of the decedent(s), late of SPOKANE COUNTY, WASHINGTON was exhibited, 1.1 proven and recorded in this court on: FEBRUARY 14, 2024

In that will: SHANA MARIE BAKER is named personal representative. 1.2

The personal representative has qualified. 1.3

II. AUTHORIZATION

.THIS CERTIFIES: SHANA MARIE BAKER is authorized by this court to execute the will of the above TO SPORTAGE decedent according to law.

TIMOTHY W. FITZGERALD, SPOKANE COUNTY CLERK

Dated: FEBRUARY 14, 2024

Ls add CF

Deputy Clerk 115 23 4-06516-32

(Scal)
LEROY ALEXANDER FONCECA

State of Washington County of Spokane

As clerk of the superior court of this county, I certify that the above is a true and correct copy of the Letters of Testamentary in the above-named case which was entered of record on FEBRUARY 14, 2024. I further certify that these letters are now in full force and effect.

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[®]тімот**ң'(** W FITZGERALD, SPOKANE COUNTY CLERK

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File exercitions, wait on the above.

THIS CANTOLES SHAN JAMES STREET, Deputy Clerk discussion transporting to law

VIET GERMAN SPOKANE COUNTY CLERK

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Probate 1 - LETTERS TESTAMENTARY

RCW 11.28.010.090

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State of Washington Cannti of Spokane

"Courte 1 - LETTEP 1 TO TOMERIA N So Ordered. Dated: January 31st, 2024 Frederick P. Corbit 1 **Bankruptcy Judge** 2 3 4 5 6 7 So Orden J. 8 Dat 9 Danuary 37 st, 2024 10 Bankruptcy Judge 11 UNITED STATES BANKRUPTCY COURT 12 IN AND FOR THE EASTERN DISTRICT OF WASHINGTON 13 In re: 14 No.: 22-00467-FPC7 SHANA M. BAKER, 15 Chapter 7 Debtor. 16 ORDER APPROVING SALE OF REAL PROPERTY FREE AND CLEAR OF ANY 17 LIENS, CLAIMS, AND INTERESTS, DISBURSE CERTAIN PROCEEDS OF 18 SALE UPON CLOSING, AND 19 SHORTENING TIME PERIOD TO **OBJECT** 20 21 THIS MATTER came before the court upon the Chapter 7 Trustee's Motion for Order 22 Approving Sale of Real Property Free and Clear of Any Liens, Claims, and Interests, 23 ttt 22-00467-FPC7 Disburse Certain Proceeds of Sale Upon Closing, and Shortening Time Period to Object 24 Concret 7 filed on January 4, 2024 [ECF No. 49] (the "Motion"), and it appearing that proper notice of FART WELL SALE OF REAL 25 SOUTHWELL & O'ROURKE, P.S. ANY Order-1

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DISE ... WEST 421 RIVERSIDE AVENUE EDS OF SPOKANE, WASHINGTON 99201

[TELEPHONE (509) 624:0159 [] []

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said Motion has been given, no objections thereto have been made, and good cause otherwise appearing for the order requested; it is

ORDERED, ADJUDGED, AND DECREED that the Motion [ECF No. 49] is granted. IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Chapter 7

Trustee is authorized to sell (the "Sale") to Levi S. Broghain, a single person (the "Buyer"), that entire real property commonly known as 673 Edgehill Road; Anatone, Washington 99401, and legally described as Lot 9 of Scheibe's Blue Mountain Homesites Second Addition, according to the official plat thereof, filed in Book D of Plats at Page(s) 5 records of Asotin County, Washington, Tax Parcel No. 1-113-02-009-cause 0000-0000, (the: "Property,"), for the sum of Two Hundred Twenty-One Thousand Dollars and No/100 (\$221,000.00) (the "Purchase Price") payable in cash at closing) pursuantal to the terms of the Residential Purchase and Sale Agreement; and related documents (collectively the "Purchase and Sale Agreement") a copy of which are attached as Exhibit "A" to the Declaration of Trustee in Support of Motion for Order Approving Sale of Real Property Free and Clear of Any Liens, Claims, and Interests, Disburse Certain Proceeds of Sale Upon Closing, and Shortening Time Period to Object filed on Januarys 4, 2024 [ECF No., 50] (the "Declaration"), and subject to the exceptions of record 9contained in the Title Report issued by Chicago Title Insurance Company under file lars number 644232, a copy of which is attached as: Exhibit; "B" to the Declaration pursuant. to the IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that entire Broperty. and the entire proceeds of Sale, are free and clear of any and alliclaims liens to say interests, including, but not limited to Asotin County, State of Washington, Robert Wie or Read Property Free June Co. To Arry Laurs. Claims again inferests, Disburse Cottain.

Order-2

Proceekts or Sale Upon Clar ... and Shore and refer throattorneys at law from January. SUITE 960, PAULSEN CENTER WEST 421 RIVERSIDE AVENUE 4, 2024 (ECF NO. 19, 代語 L - Granber - Granbe

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and Patricia Shield, American Express National Bank, Leroy Alexander Fonceca, the Estate of Leroy Alexander Fonceca, and Shana Baker,

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Purchase and Sale Agreement is approved.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the proceeds of Sale shall be disbursed in part, at closing as follows:

1. The reasonable costs and expenses at closing, including providing a title insurance policy and the closing fees;

and Pr2nora (Areal estate commission of five percent (5%) of the Purchase Brice to Joyce Keefer, the Seller's agent; can age at 2 Sarer

3r IS FAny delinquent and prorated real estate taxes and assessments due the Asotin County. State of Washington until paid in full;

4r 15 FTo:Robert W: and Patricia Shield; the approximate amount of Twenty-Two Thousand Twenty-One Dollars and 55/100 (\$22,021.55), to satisfy in full their secured lien in and upon the Property; Secured Secured amount of Four Secured Secured American Express National Bank, the approximate amount of Four Thousand One Hundred Sixty-Three Dollars and 48/100 (\$4:163,48); to satisfy in full its secured lien in and upon the Property; and

- 6. The remaining balance of the sale proceeds shall be paid to the Chapter 7

 Trusteen to be distributed by the Trustee; pursuant to the Notice of Trustee's Final

 Report for further order of the court. The same amount of Twenty-Two

 thousand two sy-one transmissions and point in a point. It is 2021 to to satisfy in full-their secured

 item in and upon the choperty

 Order-3

 SOUTHWELL & O'ROURKE, P.S.
- 5. To American house headons hank, the applications at LAW 601-Four Inc.

 Suite 660, PAULS at LAW 601-Four Inc.

 West 421 Riverside Avenue

 Thousand One Hundred Sixty-incee Dollars and 48/100 (Stelephone/609) 624-6158 (Vain-fall-lits)

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IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Sale to

Buyer is "AS IS," "WHERE IS," WITHOUT ANY WARRANTIES OF ANY KIND,

EXPRESS OR IMPLIED.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Chapter 7

Trustee is authorized to execute a Trustee's Deed, or other related documents that are reasonably necessary or appropriate to complete the Sale, and to undertake such other actions as may be reasonably necessary or appropriate to complete the Sale.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Buyer is

permitted to remove and dispose of any personal property: remaining on the Property after closing without further order of the court solely at Buyer, stexpenselty KIND, ALAR IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that nothwithstanding the provisions of Bankruptcy Rule 6004(h); this cordenshall not per 7 stayed for fourteen (14) days after the entry thereof, but shall be effective ands that are enforceable immediately upon issuance hereof to the State, and to undertake such other accent. IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, that the time period to object to the Notice of Motion for Order Approxing Sale of Real Property Free and Clean of Any Liens, Claims, and Interests, Disburse Certain Proceeds of Sale Uponty. Closing and Shortening Time Period to Object filed on January Ap 2024 [ECF. No. 51] (the "Notice") is shortened to fourteen (14) days from the date of the mailing of the Notice; which includes time formalling. The IR, he see that the investment of the Staye and Control & Order (14) days a collient of Order Apail be introduced and control & Order (14) days a collient of Order Apail be introduced.

Order-4

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PRESENTED BY:

하던 물건만단안 약

SOUTHWELL & O'ROURKE, P.S.

BY: /s/ Kevin O'Rourke

KEVIN O'ROURKE, WSBA #28912 Attorney for Chapter 7 Trustee

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SOUTHWELL & OROURKE P.S.

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Order-5

SOUTHWELL & O'ROURKE, P.S.
A PROFESSIONAL SERVICE CORPORATION
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TELEPHONE (509) 624-0159

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