

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after April 1, 2024.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Carla C. Willoughby, Trustee

Carla C. Willoughby Revocable Trust

Mailing address c/o Kayleen S. Willoughby, 1425 Sherman Ct

City/state/zip Yuba City CA 95991

Phone (including area code) 5303011935

2 Buyer/Grantee

Name DC Properties Washington, LLC

Mailing address 30854 Snake River Road

City/state/zip Asotin WA 99402

Phone (including area code) 5097145867

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

Name DC Properties Washington, LLC

Mailing address _____

City/state/zip 5097145867

List all real and personal property tax
parcel account numbers

11180000200020000

Personal
property?

☐

☐

☐

Assessed
value(s)

182,400.00

4 Street address of property 1843 Golfview Drive, Unit B, Clarkston, WA

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 parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

-Unit "B" of Lot 2 in Sunny Slope Park Pioneer Corner Condominium Homes as shown on survey map and floor plans as identified in
Declaration recorded August 19, 1969, in Book D of Plats, page 6, under Auditor's File No. 104609, records of Asotin County, Washington.
TOGETHER WITH an undivided 50% interest in the common areas and facilities described in Paragraph 7 of said Declaration.

5 Land use code 14 Residential Condominiums

Enter any additional codes _____

(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
citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominately used for timber (as classified
under RCW 84.34 and 84.33) or agriculture (as classified under
RCW 84.34.020) and will continue in it's current use? If yes and
the transfer involves multiple parcels with different classifications,
complete the predominate use calculator (see Instructions) ☐ Yes ☒ No

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm
and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical
property per RCW 84.26? ☐ Yes ☒ No

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 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 signature _____

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) doesn't wish to continue, all additional tax
calculated pursuant to RCW 84.26, shall be due and payable by the seller
or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent _____

Name (print) Carla C. Willoughby, Trustee

Date & city of signing 4-12-24 Clarkston, WA

Signature of grantee or agent _____

Name (print) DC Properties Washington, LLC

Date & city of signing 4-12-24 Clarkston, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or
by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype
(TTY) users may use the WA Relay Service by calling 711.

**AMENDED CERTIFICATION OF TRUST
CARLA WILLOUGHBY REVOCABLE TRUST**

Pursuant to laws of Washington State, this Certification of Trust is signed by the currently acting Co-Trustees of the Carla Willoughby Revocable Trust created pursuant to agreement dated March 9, 2017, and amended on January 23, 2019, who declares as follows:

1. The Trustor of the Carla Willoughby Revocable Trust is Carla C. Willoughby. The trust was created on March 9, 2017, and amended on January 23, 2019.

2. The current Co-Trustees of the trust are Carla C. Willoughby and Kayleen S. Willoughby. The principal place of administration of the trust and the place at which the records of the trust are kept is at P. O. Box 305, 646 Riverview Blvd, Clarkston, Washington 99403.

3. **Trustee Powers.** Pursuant to the terms of the trust agreement, the Trustee has the following 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 CERTIFICATION OF TRUST
CARLA WILLOUGHBY
REVOCABLE TRUST -- 1

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

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C. *Trustee's Signature.*

- (1) *Co-Trustees.* Where two or more Co-Trustees are serving as the Trustee hereunder, the signature of any one such Co-Trustee shall be sufficient to implement any action of the Trustee taken pursuant to paragraph B. herein, or to perform and/or implement any other duty of the Trustee under the trust.
- (2) *Bank or Brokerage Accounts.* The Trustee shall have the authority to deal with accounts maintained by us or on our behalf with financial institutions as defined in RCWA 30.43.010 and with securities broker-dealers as defined and regulated by the provisions of RCWA 21.20.005 as the Trustee deems necessary to further the purposes of the trust. Where more than one Co-Trustee is serving as Trustee, the signature of any one such Co-Trustee shall be sufficient to implement any action of the Trustee taken under paragraph B. herein.

D. *Loans to Beneficiaries.* The Trustee is empowered to make loans to any primary or contingent beneficiary, including himself or herself as a Trustee/beneficiary, so long as the loan is reasonable in the circumstances, adequately supported by collateral, and intended to benefit the trust as a commercially reasonable investment.

E. *Use of Assets.* Our Trustee is hereby authorized to permit any trust beneficiary including those who are also Trustees to use any asset held by the trust for any reasonable purpose without obtaining rent or compensation therefor.

F. *Authority to Sell Real Property or Assets.* Our Trustee may elect to sell any real property, or other asset, included in the trust, provided that the sale price and other terms of sale are economically reasonable. Sales of assets to related parties, including the Trustee, shall not be deemed a conflict of interest, provided that the Trustee shall obtain approval of the Court to purchase any assets from the Trust.

4. *Revocable Trust.* The Carla Willoughby Revocable Trust is revocable.

5. **Trustee's Power to Sign.** Co-Trustees, Carla C. Willoughby and Kayleen S. Willoughby, or either of them, have the power to sign or otherwise authenticate documents in order to exercise the powers of the trustee.

6. **Title to Assets.** Title to assets held in the trust are titled as the Trustee of the Carla Willoughby Revocable Trust.

7. **Modification.** The Carla Willoughby Revocable Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

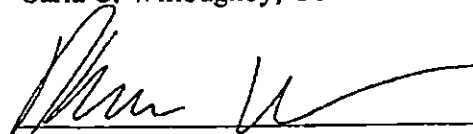
8. **Excerpts from Trust.** Excerpts from the trust agreement that establish the trust, designate the Trustee and set forth the powers of the Trustee will be provided upon request.

9. **Reliance.** Washington State law provides that a person who acts in reliance upon a certification of trust without knowledge that the representations contained therein are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in the certification. Knowledge of the terms of the trust may not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon the certification.

Dated this 23rd day of January, 2019.



Carla C. Willoughby, Co-Trustee

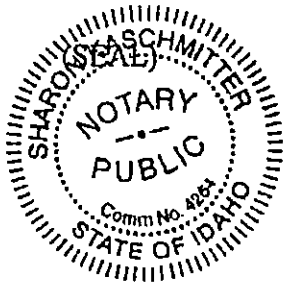


Kayleen S. Willoughby, Co-Trustee

STATE OF IDAHO)
 : ss.
County of Nez Perce)

On this day personally appeared before me Carla C. Willoughby and Kayleen S. Willoughby, to me known to be the Co-Trustees of the Carla Willoughby Revocable Trust, and the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of January, 2019.



Sharon Koochmitter
Notary Public in and for said State.
Residing at or employed in Lewiston.
My commission expires: 3/19/22

AMENDED CERTIFICATION OF TRUST
CARLA WILLOUGHBY
REVOCABLE TRUST -- 4

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