



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

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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 sections 1, 2, 3, 4: Seller/Grantor (Arnold S. and Carol J. Beckman Family Trust), Buyer/Grantee (Ray A. Druffel, Debra M. Druffel), Property address (13381 Snake River Road, Asotin, WA), and tax correspondence details.

Section 4: Street address of property: 13381 Snake River Road, Asotin, WA. This property is located in unincorporated Asotin County OR within city of Unincorp.

Section 5: Select Land Use Code(s): 11 Household, single family units. Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW? YES NO

Section 6: Is this property designated as forest land per chapter 84.33 RCW? YES NO. Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO.

Section 6 (cont): 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...

Section 6 (cont): (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 7 (cont): If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption

Section 7 (cont): Type of Document Bargain and Sales Deed (BDS) Date of Document 10/28/22. Financial summary: Gross Selling Price \$ 1,470,000.00, Total Due \$ 21,598.00.

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

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent: Kelsey Berglund. Signature of Grantee or Grantee's Agent: Ray A. Druffel. Date & city of signing: 11/1/22 Clarkston.

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)).

Handwritten initials 'EPT' at the bottom left of the page.

EXHIBIT "A"

618916

That part of Government Lot 3 (SESW) of Section 18, Township 9 North, Range 47 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at a point where the North line of said Government Lot 3 intersects the ordinary high water line of the West bank of the Snake River; thence continue along said ordinary high water line South 35°23'09" East a distance of 37.19 feet; thence South 25°55'39" East a distance of 243.16 feet; thence South 26°34'01" East a distance of 143.35 feet; thence South 37°56'06" East a distance of 120.88 feet; thence South 22°52'36" East a distance of 71.77 feet to the True Place of Beginning; thence continue South 22°52'36" East a distance of 113.61 feet; thence South 4°17'44" East a distance of 81.11 feet; thence South 30°04'09" East a distance of 108.21 feet; thence South 1°32'39" West a distance of 106.88 feet; thence South 44°27'44" West a distance of 55.05 feet; thence North 77°53' West a distance of 99.65 feet to a point on the East right-of-way line of the County road; thence North 15°58'34" West along said right-of-way line a distance of 40.0 feet to a point of curve; thence continue along said right-of-way line around a curve to the left with a radius of 1730.0 feet for a distance of 201.89 feet; thence South 65°37' West a distance of 1349.42 feet; thence North 24°23' West a distance of 149.15 feet; thence North 65°37' East a distance of 1350.19 feet to a point on the East right-of-way line of the County road; thence South 24°23'24" East along said right-of-way line a distance of 35.63 feet; thence North 65°37' East a distance of 173.86 feet to the True Place of Beginning.

Reserving therefrom 30.0 feet on either side of the centerline of the County road as it now exists and travels over and across the above described tract.

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FILED

2022 MAY 19 PM 1:58

MEKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

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

BEST FRIENDS ANIMAL SOCIETY, a Utah
nonprofit organization and 501(c)(3)
organization,

Petitioner,

v.

CRAIG YOUNG, the Trustee under The
Arnold S. and Carol J. Beckman Family Trust,
as amended,

Respondent.

Case No. 22-4-00036-02

INITIAL TEDRA ORDER

(Asotin County, WA Tax Parcel No. 1-049-
00-059-1020-0000)

I. HEARING & RECORD

THIS MATTER came before the Court, on May 16, 2022, for the initial TEDRA hearing upon: (i) the Petitioner's TEDRA Petition for an Accounting, for Removal of Trustee, Distribution of Trust Assets and for an Award of Attorneys' Fees (the "Petition"); (ii) the Respondent's Notice of Mediation; (iii) the Respondent's Request for Trial Setting; and (iii) the Petitioner's Objection to the Respondent's Notice of Mediation. The Petitioner appeared

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INITIAL TEDRA ORDER: 1
{52400384: 3}

 **WITHERSPOON • KELLEY**
Attorneys & Counselors

422 W. Riverside Avenue, Suite 1100 Phone: 509.624.5265
Spokane, Washington 99201-0100 Fax: 509.458.2728

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1 through its counsel, Shelley N. Ripley of Witherspoon Kelley. The Respondent appeared
2 through counsel Kevin Roberts of Roberts Freebourn, PLLC.

3 The Court heard the arguments of counsel and considered the following:

- 4 1. The Petition;
- 5 2. Declaration of Shelley N. Ripley;
- 6 3. Declaration of Matt Clafin;
- 7 4. Declaration of Sally R. Carlisle;
- 8 5. Declaration of Lindsey Dupont;
- 9 6. Declination to Serve as Trustee and Consent by Joerg Heeckt;
- 10 7. Respondent's Answer to TEDRA Petition;
- 11 8. Notice of Mediation, under RCW 11.96A.300
- 12 9. Notice and Request for Trial Setting;
- 13 10. Best Friends Animal Society's Objection to Mediation; and
- 14 11. Supplemental Declaration of Sally R. Carlisle.

15 II. ORDER

16 The Court having reviewed the files and records herein, having heard the arguments of
17 counsel and being fully advised in the premises, NOW, THEREFORE, IT IS ORDERED,
18 ADJUDGED AND DECREED that:

- 19 1. Good causes exists to appoint Stephanie Taylor as a co-trustee of the Arnold S.
20 Beckman and Carol J. Beckman Family Trust (the "Trust") in order to protect and preserve the
21 Trust assets, and Ms. Taylor is appointed as a co-trustee of the Trust, such that the Trust can
22 take no action and make no decision without the concurrence of both Mr. Young and Ms. Taylor;

23 INITIAL TEDRA ORDER: 2
24 (52400384; 3)

25  **WITHERSPOON-KELLEY**
26 Attorneys & Counselors

27 422 W. Riverside Avenue, Suite 1100 Phone: 509.624.5265
28 Spokane, Washington 99201-0300 Fax: 509.458.2728

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1 2. That the parties shall maintain the status quo while this action is pending and all
2 of the Trust's assets and accounts are frozen pending further Order of the Court. No accounts
3 held by the Trust, no tangible personal property held by the Trust, and no real property held by
4 the Trust may be alienated, encumbered, occupied, or otherwise used without a further Order of
5 the Court. Specifically, but without limitation, no alienation, encumbrance, occupancy, or use
6 may occur with respect to the Trust's real property commonly referred to as 13381 Snake River
7 Road, Asotin, Washington 99402 and legally described as:

8 Situate in the County of Asotin, State of Washington, to-wit:

9 That part of Government Lot 3 of Section 18, Township 9 North,
10 Range 47 East of the Willamette Meridian, Asotin County,
11 Washington, more particularly described as follows:

12 Commencing at a point where the North line of said Government
13 Lot 3 intersects the ordinary high water line of the West bank of
14 the Snake River; thence continue along said ordinary high water
15 line south 35°23'09" East a distance of 37.19 feet; thence South
16 25°55'39" East a distance of 243.16 feet; thence South 26°34'01"
17 East a distance of 143.35 feet; thence South 37°56'06" East
18 distance of 120.88 feet; thence South 22°52'36" East a distance of
19 71.77 feet to the True Place of Beginning; thence continue South
20 22°52'36" East a distance of 113.61 feet; thence South 4°17'44"
21 East a distance of 81.11 feet; thence South 30°04'09" East a
22 distance of 108.21 feet; thence South 1°32'39" West a distance of
23 106.88 feet; thence South 44°27'44" West a distance of 55.05 feet;
24 thence North 77°53' West a distance of 99.65 feet to a point on the
25 East right of way line of the County road; thence North 15°58'34"
26 West along said right of way line a distance of 40.0 feet to a point
27 of curve; thence continue along said right of way line around a
28 curve to the left with a radius of 1730.0 feet for a distance of
29 201.89 feet; thence South 65°37' West a distance of 1349.42 feet;
30 thence North 24°23' West a distance of 149.15 feet; thence North
31 65°37' East a distance of 1350.19 feet to a point on the East right
32 of way line of the County road; thence South 24°23'24" East along
33 said right of way line a distance of 35.63 feet; thence North 65°37'
34 East a distance of 173.86 feet to the true place of beginning.

INITIAL TEDRA ORDER: 3
(S2400184; 3)

 **WITHERSPOON • KELLEY**
Attorneys & Counselors

422 W. Riverside Avenue, Suite 1100 Phone: 509.624.5265
Spokane, Washington 99201-0100 Fax: 509.458.2728

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EXCEPTING therefrom 30.0 feet on either side of the centerline of the County road as it now exists and travels over and across the above described tract.

Tax Parcel No.: 1-049-00-059-1020-0000;

3. PROVIDED HOWEVER, nothing in this Order is intended to preclude Ms. Taylor from seeking an Order authorizing compensation for her services pursuant to this Order;

4. Mr. Young and Ms. Taylor are to work together to obtain with all information regarding the Trust and the Trust's assets for an accounting in a prompt manner;

5. Good cause exists to order an accounting and inventory, and Mr. Young and Ms. Taylor are ordered to work together to complete accounting and inventory of the Trust's assets, property and real estate within 60 days of the hearing;

6. Mr. Young and Ms. Taylor are ordered, within 60 days of this Order's entry, to provide Best Friends Animal Society a complete inventory and accounting of the Trust, its assets, its expenses, and all transactions involving the Trust's assets since October 21, 2020 (the date of Carol Beckman's death);

7. Mr. Young's notice of mediation is hereby granted and the Court orders mediation pursuant to RCW 11.96A.300 as to all issues not addressed by this initial TEDRA Order;

8. The Parties are allowed to conduct discovery in advance of mediation, as provided for by the Civil Rules; and

INITIAL TEDRA ORDER: 4
(S2400384; 3)

 **WITHERSPOON-KELLEY**
Attorneys & Counselors
422 W. Riverside Avenue, Suite 1100 Phone: 509.624.5265
Spokane, Washington 99201-0300 Fax: 509.458.2728

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1 9. Trial on the merits is ordered to be set in this matter. The parties are to work
2 cooperatively to obtain a trial date from the Court's staff.

3 ENTERED THIS 19th day of May, 2022.

4
5 
6 THE HONORABLE BROOKE BURNS
7

8 Presented by:

9 WITHERSPOON KELLEY


10 By: 
11 SHELLEY N. ROFLEY, WSBA No. 28901
12 Attorneys for Petitioner

13 Approved as to Form,
14 Notice of Presentment Waived:

15 ROBERTS FREEBORN, PLLC

16 By: 
17 KEVIN W. ROBERTS, WSBA No. 29473
18 Attorneys for Respondent
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INITIAL TEDRA ORDER: 5
(52409384; 3)

 **WITHERSPOON-KELLEY**
Attorneys & Counselors
422 W. Riverside Avenue, Suite 1100 Phone: 509.624.5265
Spokane, Washington 99201-0300 Fax: 509.458.3728

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Return Address
Alliance Title & Escrow
735 5th Street
Clarkston, WA 99403

Please print or type information

Document Title(s) (or transactions contained therein): 1. Death Certificate 2. 3. 4.
Grantor(s) (Last name first, then first name and initials): 1. Arnold S. Beckman 2. 3. 4. <input type="checkbox"/> Additional names on page __ of document.
Grantee(s) (Last name first, then first name and initials): 1. Public 2. 3. 4. <input type="checkbox"/> Additional names on page __ of document.
Legal description (abbreviated: i.e. lot, block, plat or sections, township, range, qtr/rtr.) <input type="checkbox"/> Additional legal is on page __ of document.
Reference Number(s) of Documents assigned or released: <input type="checkbox"/> Additional numbers on page __ of document.
Assessor's Property Tax Parcel/Account Number <input type="checkbox"/> Property Tax Parcel ID is not yet assigned <input type="checkbox"/> Additional parcel numbers on page __ of document
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

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STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Date Filed: **AUGUST 04, 2021**

State File No.: **2021-09207**

DECEDENT - LEGAL NAME ARNOLD S. BECKMAN			
SEX MALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 84 YEARS	DATE OF BIRTH JULY 23, 1937
BIRTHPLACE CHICAGO, ILLINOIS		PLACE OF RESIDENCE ASOTIN, WASHINGTON	
MARITAL STATUS AT TIME OF DEATH WIDOWED		NAME OF SURVIVING SPOUSE (if wife, include name)	WAS DECEDENT EVER IN U.S. ARMED FORCES? YES
FATHER - NAME ARNOLD ORVILLE BECKMAN		BIRTHPLACE ILLINOIS	
MOTHER - MIDDLE NAME MABLE HEINZER		BIRTHPLACE NEW YORK	
METHOD OF DISPOSITION CREMATION		FUNERAL SERVICE OFFICER RICHARD C. LASSITER	
NAME AND ADDRESS OF FUNERAL FACILITY MERCHANT FUNERAL HOME, CLARKSTON, WASHINGTON			
DATE OF DEATH AUG. 02, 2021	TIME OF DEATH 5:30 A.M.	CITY, TOWN OR LOCATION OF DEATH LEWISTON, IDAHO	COUNTY OF DEATH NEZ PERCE
CAUSE OF DEATH (underlying cause last) PNEUMONIA			Approximate Interval Between Onset and Death WEEKS
DUE TO (or as a consequence of): CHRONIC OBSTRUCTIVE PULMONARY DISEASE			YEARS
DUE TO (or as a consequence of): ALZHEIMER'S DEMENTIA			YEARS
DUE TO (or as a consequence of): [REDACTED]			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH (but not resulting in the underlying cause given above) HYPERTENSION			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL		NAME OF CERTIFYING PHYSICIAN MICHAEL G. MEZA, M.D.	TITLE PHYSICIAN
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			



This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: **AUGUST 12, 2021**

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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Return Address
Alliance Title & Escrow
735 5th Street
Clarkston, WA 99403

Please print or type information

Document Title(s) (or transactions contained therein): 1. Death Certificate 2. 3. 4.
Grantor(s) (Last name first, then first name and initials): 1. Carol J. Beckman 2. 3. 4. <input type="checkbox"/> Additional names on page __ of document.
Grantee(s) (Last name first, then first name and initials): 1. Public 2. 3. 4. <input type="checkbox"/> Additional names on page __ of document.
Legal description (abbreviated: i.e. lot, block, plat or sections, township, range, qtr/rtr.) <input type="checkbox"/> Additional legal is on page __ of document.
Reference Number(s) of Documents assigned or released: <input type="checkbox"/> Additional numbers on page __ of document.
Assessor's Property Tax Parcel/Account Number <input type="checkbox"/> Property Tax Parcel ID is not yet assigned <input type="checkbox"/> Additional parcel numbers on page __ of document
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

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STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Date Filed **OCTOBER 26, 2020**

State File No. **2020-12384**

DECEDENT - LEGAL NAME CAROL J. BECKMAN			
SEX FEMALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 79 YEARS	DATE OF BIRTH NOVEMBER 27, 1940
BIRTHPLACE LOS ANGELES, CALIFORNIA		PLACE OF RESIDENCE ASOTIN, WASHINGTON	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (if wife, resident name) ARNOLD S. BECKMAN	WAS DECEDENT EVER IN U.S. ARMED FORCES? NO
FATHER - NAME JASPER FALCON NAFF		BIRTHPLACE UNKNOWN	
MOTHER - MIDDLE NAME DOROTHY GRACE DOERING		BIRTHPLACE UNKNOWN	
METHOD OF DISPOSITION CREMATION		FUNERAL SERVICE LICENSE RYCHARD C. CASSITER	
NAME AND ADDRESS OF FUNERAL FACILITY MERCHANT FUNERAL HOME, CLARKSTON, WASHINGTON			
DATE OF DEATH OCT. 21, 2020	TIME OF DEATH 1:00 A.M.	CITY, TOWN OR LOCATION OF DEATH LEWISTON, IDAHO	COUNTY OF DEATH NEZ PERCE
CAUSE OF DEATH (underlying cause last) MYELODYSPLASTIC SYNDROME			Approximately In Interval Between Onset and Death MONTHS
DUE TO (or as a consequence of): ANEMIA			MONTHS
DUE TO (or as a consequence of): 			
DUE TO (or as a consequence of): 			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH (but not resulting in the underlying cause given above) MYELODYSPLASTIC SYNDROME			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL	NAME OF CERTIFIER BRANDON L. WHITLOCK, M.D.	TITLE A.P.B.N.	
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT POINT OF DEATH
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

AMENDED: 01/21/2021 12/14/2020

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: **AUGUST 25, 2021**

This copy is correct unless prepared on engraved border displaying state seal and signature of the Registrar.

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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