

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 <u>Randall C. Stout, TTEE Richard & Wilma Stout Revocable Trust</u>	BUYER GRANTEE	2 Name <u>Randall C. Stout</u>
	Mailing Address <u>1604 Swallows Nest Loop</u>		Mailing Address <u>1604 Swallows Nest Loop</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-6026</u>		Phone No. (including area code) <u>(509) 758-6026</u>

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

Name Randall C. Stout
Mailing Address 1604 Swallows Nest Loop
City/State/Zip Clarkston, WA 99403
Phone No. (including area code) (509) 758-6026

List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
11830102500000000 <input type="checkbox"/>	<u>247,800</u> 0.00
<input type="checkbox"/>	0.00
<input type="checkbox"/>	0.00
<input type="checkbox"/>	0.00

Street address of property: 1604 Swallows Nest Loop

This property is located in Clarkston

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)

Lot 25 of Block 1 of Swallows Nest Addition according to plat recorded in Book D of Plats, Page 69, in Asotin County, Washington.

5 Select Land Use Code(s):

11 - Household, single family units
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)? YES NO

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 YES NO

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? 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 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.

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

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(6)(1E)

Reason for exemption Inheritance from Trust

Type of Document Deed of Trustee

Date of Document 6/24/2021

Gross Selling Price \$ 237,700.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ 237,700.00

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

0.0025 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

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

Signature of Grantor or Grantor's Agent Randall C. Stout Signature of Grantee or Grantee's Agent Randall C. Stout

Name (print) Randall C. Stout, Trustee Name (print) Randall C. Stout

Date & city of signing 6-24-21 Pullman, WA Date & city of signing 6-24-21 Pullman, WA

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)).

Brown Atty CK54703
HP

PAID
AUG 12 2021

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TRUST AGREEMENT

THIS AGREEMENT, made and executed this 28th day of December, 1999, by and between:

RICHARD L. STOUT and WILMA V. STOUT, husband and wife, hereafter referred to as "Trustors,"

and

RICHARD L. STOUT and WILMA V. STOUT, hereafter referred to as "Trustee."

W I T N E S S E T H:

1. TRUST ESTATE

1.1 Initial Transfer. Trustors hereby transfer, assign and deliver to Trustee the property described in Schedules A, B and C attached hereto. Trustee acknowledges receipt of that property and agrees to hold the same in trust under the terms of this Trust Agreement.

1.2 Later Transfers. Trustors and others may hereafter transfer additional property to Trustee by lifetime transfer, by Will, by naming Trustee or this Trust the beneficiary of a life insurance, annuity or retirement policy, plan or contract, by exercise of a power of appointment, by trust agreement or in any other manner, subject, however, to Trustee's right to refuse any property as provided in Section 9.2.7 following.

1.3 Character of Property. Trustors hereby declare that the property described in Schedule A is community property of Trustors, that the property described in Schedule B is the separate property of RICHARD L. STOUT and the property described in Schedule C is the separate property of WILMA V. STOUT. Unless the Trustor who owned the separate property directs otherwise, Trustee shall maintain the separate character of all separate property owned by that Trustor and held in the Trust Estate, and shall not commingle the same with Trustors' community property.

1.4 Trust Estate and Name. All property so received by Trustee, together with the income and gains therefrom and any cash, securities, or other properties or investments which Trustee hereafter holds or acquires, shall be referred to as the "Trust Estate," and shall be held by Trustee, in trust, subject to the terms and conditions of this Trust Agreement. This Trust shall be known as the RICHARD AND WILMA STOUT REVOCABLE TRUST.

8.2 After a Trustor's Death. Upon the death of either Trustor, the surviving Trustor shall have and retain all rights and powers set forth in Section 8.1 with respect to the terms of and assets of the Survivor's Trust. However, the surviving Trustor shall have none of the rights or powers set forth in Section 8.1 with respect to the Decedent's Trust and Marital Trust, including, without limitation, no right, power or authority to alter, amend, modify or revoke any term, condition or provision of the Decedent's Trust or Marital Trust, to direct the distribution of income or principal thereof, or to terminate the Decedent's Trust or Marital Trust in whole or in part, and all terms thereof shall immediately become irrevocable upon a Trustor's death.

9. ALTERNATE TRUSTEES AND TRUSTEE'S POWERS

9.1 Alternate Trustees.

9.1.1 Upon the death or incapacity of either of Trustors, the other Trustor shall continue to serve as a co-Trustee of each Trust hereunder, subject to the limitations set forth in Section 8.2 and 9.3. A Trustor's incapacity may be determined as provided in Section 3.3.

9.1.2 Upon the death of either of Trustor's, Trustors appoint RANDALL C. STOUT as a co-Trustee. If RANDALL is or becomes unable or unwilling to serve as a Trustee, Trustors appoint JASON L. STOUT as a Trustee.

9.1.3 A successor Trustee shall have no obligation to determine the accuracy or propriety of any act or omission of a predecessor Trustee and shall have no liability or obligation arising out of any act or omission occurring prior to the assumption of duties as a Trustee.

9.2 Trustee's Powers.

9.2.1 General. Subject to the terms of Sections 8.2 and 9.3, Trustee shall have all powers and authority given trustees under the laws of the State of Washington. Without limiting the generality of the foregoing, Trustee shall manage and control the Trust property in accordance with the standards of a prudent businessman in the management and operation of his own property; shall have complete power and authority, in Trustee's discretion, to retain assets received; to sell, convey, exchange, lease or encumber Trust property on such terms and conditions as Trustee deems advisable; to invest and reinvest the assets in properties of all kinds; to settle and compromise claims on such terms as Trustee deems advisable; to enter into and conclude mergers, consolidations and/or reorganization agreements affecting any asset or assets at any time held in the Trust Estate; and to participate in the establishment of a

11. MISCELLANEOUS PROVISIONS

11.1 It is an expressed condition of this Trust Agreement, controlling over all other provisions, that the duration of this Trust, or any Trusts hereunder, in no event shall continue for a period longer than the lives of the Trustors and any lawful lineal descendant of the Trustors who is living at the time of the creation of this Trust and the survivor of all of them and twenty-one (21) years thereafter, at the end of which time the entire Trust Estate, principal and any undistributed net income, shall be distributed outright unto the person or persons then entitled to receive the same.

11.2 If a court of competent jurisdiction rules invalid or unenforceable any of the provisions of this Trust Agreement, the remainder thereof shall nevertheless be given full force and effect.

11.3 All questions pertaining to the validity, interpretation, construction and administration of this Trust Agreement shall be determined in accordance with the laws of the State of Washington. The venue of any action to enforce any rights hereunder shall be in the Superior Court of Asotin County, Washington.

11.4 Except where the context indicates otherwise, words in the singular include the plural and words in the masculine gender include the feminine and vice versa.

11.5 The captions contained herein are for convenience and reference only and shall not be used to construe any provisions.

IN WITNESS WHEREOF, the Trustor and Trustee have caused this Agreement to be executed on the day and year first above written.

TRUSTORS

TRUSTEE



RICHARD L. STOUT



RICHARD L. STOUT



WILMA V. STOUT

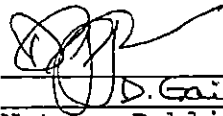


WILMA V. STOUT

STATE OF WASHINGTON)
) ss.
County of Whitman)

I certify that I know or have satisfactory evidence that RICHARD L. STOUT and WILMA V. STOUT, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 28, 1999.

Signature: 
Print Name: D. Gaie Gearhiser
Notary Public in and for the
State of Washington, residing
at Fullman, WA.

My appointment expires: 2-13-2003

CERTIFICATE OF TRUST

The undersigned Successor Trustee hereby certifies the following:

1. This Certificate of Trust refers to the Richard and Wilma Stout Revocable Trust, dated December 28, 1999, executed by Richard L. Stout and Wilma V. Stout, as Trustors.
2. The Trustors are deceased. Wilma V. Stout died August 15, 2002, and Richard L. Stout died September 17, 2020.
3. The initial Trustees of the Trust are Richard L. Stout and Wilma V. Stout, both deceased.
4. The Successor Trustee is:
Randall C. Stout
1604 Swallows Nest Loop
Clarkston, WA 99403
5. All powers of the Trustee are fully set forth in Article 9 of the Trust Agreement.
6. The Trust has not been revoked and there have been no amendments limiting the powers of the Trustee over trust property.
7. No person or entity paying money to or delivering property to the Trustee shall be required to see to its application. All persons relying on this document regarding the Trustee and his powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

The undersigned certify that the statements in this Certificate of Trust are true and correct and that it was executed in the County of Asotin, Washington, on 02-22, 2021.

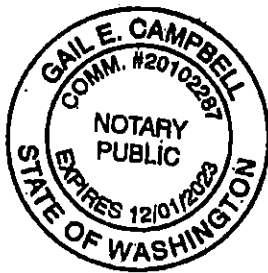

RANDALL C. STOUT, Successor Trustee

54446

STATE OF WASHINGTON)
)ss.
County of Asotin)

I certify that I know or have satisfactory evidence that Randall C. Stout, Successor Trustee, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: February 22, 2021.



Signature: Gail E. Campbell
Print Name: Gail E. Campbell
Notary Public in and for the State of
Washington, residing at Clarkston, WA
My appointment expires: 12/01/2023

54446

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 SEPTEMBER 21, 2020

State File No. 2020-10889

DECEDENT - LEGAL NAME RICHARD LAWSON STOUT			
SEX MALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 103 YEARS	DATE OF BIRTH JULY 14, 1917
BIRTH PLACE UNIONTOWN, WASHINGTON		PLACE OF RESIDENCE CLARKSTON, WASHINGTON	
MARRITAL STATUS AT TIME OF DEATH WIDOWED		NAME OF SURVIVING SPOUSE (if wife, maiden name)	WAS DECEDENT EVER IN U.S. ARMED FORCES? NO
FATHER - NAME RICHARD DAVID STOUT			BIRTH PLACE TENNESSEE
MOTHER - MAIDEN NAME CATHERINE MATILDA SPRENGER			BIRTH PLACE IDAHO
METHOD OF DISPOSITION BURIAL		FUNERAL SERVICE LICENSE JASON M. HARWICK	
NAME AND ADDRESS OF FUNERAL FACILITY MALCOM'S BROWER-WANN FUNERAL HOME, LEWISTON, IDAHO			
DATE OF DEATH SEPT. 17, 2020	TIME OF DEATH 6:30 A.M.	CITY, TOWN OR LOCATION OF DEATH LEWISTON, IDAHO	COUNTY OF DEATH NEZ PERCE
CAUSE OF DEATH (underlying cause last) CEREBRAL ANOXIA			Approximate Interval Between Onset and Death 1 WEEK
DUE TO (or as a consequence of): VASCULAR DEMENTIA			10 YEARS
DUE TO (or as a consequence of): ARTERIOSCLEROSIS			20 YEARS
DUE TO (or as a consequence of): d:			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above TYPE II DIABETES			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL	NAME OF CERTIFIER DAVID B. MARTIN, M.D.		TITLE PHYSICIAN
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
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: SEPTEMBER 22, 2020

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR

54446

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

