BUYER/BORROWER STATEMENT Final

File No.: 30200-18-KMH

Officer/Escrow Officer: Kecia M. Heyen

Printed Date/Time:

03/15/2018 - 11:33:01AM

Page 1 of 1

Closing Date:

03/15/2018

Disbursement Date: 03/15/2018

Buyer/Borrower: Secured Investment Corp.

Seller: Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey

Property: 1020 E Sanson Ave, Spokane, WA 99207

DESCRIPTION	DEBITS	CREDITS
TOTAL CONSIDERATION	12,500.00	
Initial Deposit		14,876.07
PRORATIONS/ADJUSTMENTS:		1 1,070107
E M Paid to Rebecca James		100.00
TITLE CHARGES		100.00
Owner's Premium for 12,500.00: First American Title Insurance Company Title - Owner's Premium (optional)	550.00	
Owner's Premium - Tax: for 12,500.00: First American Title Insurance Company Title - Owner's Premium (optional)	48.40	
Death Certificate Recording Walter: Spokane County Auditor	36.00	
Deed Recording Fee: Spokane County Auditor	82.00	
ESCROW CHARGES TO: Baines Title & Escrow	02.00	
Escrow Fee Title - Settlement Agent Fee	525.00	
Escrow Fee - Tax Title - Settlement Agent Fee	43.05	
TAXES:	13.03	
Property Tax to: Spokane County Treasurer #36324.0609	830.00	
Excise Tax to: Spokane County Auditor	227.50	
ADDITIONAL DISBURSEMENTS:	227.50	
Douglas County Reet Fee Filing: Spokane County Auditor	10.82	
SUBTOTALS	14,852.77	14,976.07
DUE TO BUYER/BORROWER	123.30	14,770.07
TOTALS	14,976.07	14,976.07

Lecia M. Heyen, Escrow Officer

BUYER/BORROWER STATEMENT Estimated

File No.: 30200-18-KMH
Officer/Escrow Officer: Kecia M. Heyen

Printed Date/Time:

03/06/2018 - 3:22:18PM Page 1 of 1 03/09/2018

Closing Date:

Disbursement Date:

Buyer/Borrower: Secured Investment Corp.

Seller: Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Standliff and Stephen Joseph Vaudrey

Property: 1020 E Sanson Ave, Spokane, WA 99207

DESCRIPTION	DEBITS	CREDITS
TOTAL CONSIDERATION	12,500.00	
PRORATIONS/ADJUSTMENTS:	T .	
E M Paid to Rebecca James	2	100.00
TITLE CHARGES		
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Deed Recording Fee: First American Title Insurance Company	82.00	
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Death Certificate Recording Walter: First American Title Insurance Company	35.00	
ESCROW CHARGES TO: Baines Title & Escrow	3	
Escrow Fee Title - Settlement Agent Fee	525,00	
Escrow Fee - Tax Title - Settlement Agent Fee	43.05	
TAXES:		
Property Tax to: Spokane County Treasurer #36324.0609	830.00	
Excise Tax to: Spukane County Treasurer	227.50	
ADDITIONAL DISBURSEMENTS:		
Est City Of Spokene Utilty Bill: City if Spokene	83.89	
Douglas County Reet Fee Filing: Douglas County Treasurer	16.23	
SUBTOTALS	14,976.07	100.00
DUE FROM BUYER/BORROWER		14,876.07
TOTALS	14,976.07	14,976.07

Secured Investment Corp

Accia M. Heyen, Escrow Officer



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt

OR PRINT CHAPTER 82.45 RCW - CHAPTER 458-61A WAC when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions) PLEASE TYPE OR PRINT

Check box if partial sale of property	If multiple owners, list percentage of ownership next to name
Rebecca M. Janes as to a life estate, and Rebecca M. Janes and Donna Clara Meier and Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey sole heirs of the Estate of Walt N. Vaudry, as to the	
1 Name remainder	Name Secured Investment Corp.a Wyoming Corporation
Halling Address 159 Buzzard Lake Rd City/State/Zip Okanogan, WA 98840	# Mailing Address 701 E. Front Ave, 2nd Floor
City/State/Zip Okanogan, WA 98840	Mailing Address 701 E, Front Ave, 2nd Floor Gent D' Alene, ID 83814
Phone No. (including area code)	Phone No. (including area code)
3 Send all property tax correspondence to: Same as Buyer/Grantee	List all real and personal tax parcel account numbers – check box if personal property List assessed value(s)
Name Secured Investment Corp.	36324.0609 \$119,100.00
Mailing Address 701 E. Front Ave, 2nd Floor	
City/State/Zip Coeur D ¹ Alene, ID 83814	
Phone No. (including area code)	□□
4 Street address of property: 1020 E Sanson Ave, Spokane, WA 9920)7
This Property is located in 🗋 unincorporated Spirking	County OR within City of Spokane
Check box if any of the listed parcels are being segregated from another parcels	
Legal description of property (if more space is needed, you may attach a separ	
8 Luman a behavior to necessary loss may missing a behavior	are sines to each page of the militarity
Lots 10 and 11, Block 6, East Kenwood, According to	
in the City of Spokane, Spokane County, Washingto	n
5 Select Land Use Code(s)	7 List all personal property (tangible and intangible) included in selling
enter any additional codes:	price.
(See back of last page for instructions)	
YES NO	
Is this property exempt from property tax per chapter 84 36 RCW (nonprofit organization)?	
6 YES NO	If claiming an exemption, list WAC number and reason for exemption:
Is this property designated as forest land per chapter 84 33 RCW?	WAC No. (Section/Subsection)
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84 34?	Reason for exemption
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	teason to exemption
Fany answers are yes, complete as instructed below	
(I) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)	Type of DocumentSWD
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber)	h A 10
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	#Barranal Demonstry (dayloot) - 5
continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or	Exemption Claimed (deduct) S No
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	raxable Sening Frice 3 12,500,00
information.	Excise Tax; State \$ 160.00
This land does does not qualify for continuance	Local \$ 62.50 *Delinquent Interest: State \$
DEPUTY ASSESSOR DATE	Local \$
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property,	*Delinquent Penalty S
sign (3) below. If the new owner(s) do not wish to continue, all	Subtotal \$ 222.50 *State Technology Fee \$ 5.00
additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	*Affidavit Processing Fee \$
(3) OWNER(S) SIGNATURE	Total Due \$ 227,50
DOLDAN NAMED	A MINIMUM OF \$10,00 IS DUE IN FEE(S) AND/OR TAX
PRINT NAME	*SEE INSTRUCTIONS
8 I CERTIFY UNDER PENALTY OF PERJURY	I TO A TO THE PORT OF THE PORT
	FILAT THE FOREGOING IS TRUE AND CORRECT
Signature of Grantor's Agent Relice M. James	Signature of Grantee's Agent
Name (print) Rebecca M. James	Name (print) Secured Investment Corp. Lee A. Arnold President
Date & city of signing:	Date & city of signing
a fine in an amount fixed by the court of not more than five thousand dollars (\$5.0	state correctional institution for a maximum term of not more than five years, or by 00.00), or by both imprisonment and fine (RCW 9A.20.020 (1C).



REAL ESTATE EXCISE TAX AFFIDAVIT

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
Rebecca M. Janes as to a life estate, and Reb Junes and Donna Clara Meler and Susan Ms Elizabeth Stancilif and Stephen Joseph Vaud heirs of the Estate of Walt N. Vaudry, as to t	ry Irey sol		
Name <u>remainder</u>		\dashv	Name Secured Investment Corp.a Wyoming Corporation
Mailing Address 159 Buzzard Lake Rd			Mailing Address 701 E. Front Ave, 2nd Floor
Mailing Address 159 Buzzard Lake Rd City/State/Zip Okanogan, WA 98840			Haiting Address 701 E. Front Ave, 2nd Floor Coeur D' Alene, ID 83814
Phone No. (including area code)			Phone No. (including area code)
Send all property tax correspondence to: Same as Buyer/Gr	entes		List all real and personal tax parcel account numbers – check box if personal property
Varme Secured Investment Corp.			36324.0609
failing Address 701 E. Front Ave, 2nd Floor		_	
City/State/Zip Coeur D' Alene, ID 83814		_	
thone No. (including area code)		_	
Street address of property: 1020 E. Sauson Ave., Spoka:	a tua	9920	7
This Property is located in unincorporated			
			real, are part of boundary line adjustment or parcels being merged.
Legal description of property (if more space is needed, you may		-	
refer american as brakers, (a second second second			F-B
the City of Spokane, Spokane County, V	/ashi	ngto	List all personal property (tangible and intangible) included in selling
11		_	price.
enter any additional codes:			
(See back of last page for instructions)	YES	NO	
this property exempt from property lax per chapter 4.36 RCW (nonprofit organization)?		2	
	YES	NO	If claiming an exemption, list WAC number and reason for exemption;
Is this property designated as forest land per chapter 84.33 RCW7		×	WAC No. (Section/Subsection)
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.347		Ø	Reason for exemption
Is this property receiving special valuation as historical property per chapter B4.26 RCW?		×	
If any answers are yes, complete as instructed below.			THE CONTRACTOR OF THE CONTRACT
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CUI	RENT forest h	USE)	Type of Document SWD
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber)		Date of Document	
classification as current use (open space, farm and agricultu	re, or ti	then	1
classification as current use (open space, farm and agricultu- land, you must sign on (3) below. The county assess determine if the land transferred continues to qualify and wi	or musi	t then	Gross Selling Price \$ 12,500.00
classification as current use (open space, farm and agricultu- land, you must sign on (3) below. The county assess determine if the land transferred continues to qualify and wi- signing below. If the land no longer qualifies or you do continue the designation or classification, it will be rem	or music ill indic not w oved as	t then ate by rish to ad the	*Personal Property (deduct) S
classification as current use (open space, farm and agricultu- land, you must sign on (3) below. The county assess determine if the land transferred continues to qualify and wi- signing below. If the land no longer qualifies or you de	or must ill indica not want oved as of the se	t then ate by rish to ad the iller or	*Personal Property (deduct) \$ Exemption Claimed (deduct) \$ No
classification as current use (open space, farm and agricultu- land, you must sign on (3) below. The county assess determine if the land transferred continues to qualify and wi- signing below. If the land no longer qualifies or you de- continue the designation or classification, it will be rem- compensating or additional taxes will be due and payable by transferor at the time of sale. (RCW 84.33.140 or RCW 84. to signing (3) below, you may contact your local county asses	or must ill indic not w oved ex y the sei 34,108).	t then ate by rish to ad the iller or . Prior	*Personal Property (deduct) S
classification as current use (open space, farm and agricultu- land, you must sign on (3) below. The county assess determine if the land transferred continues to qualify and w- signing below. If the land no longer qualifies or you do continue the designation or classification, it will be rem- compensating or additional taxes will be due and payable by transferor at the time of sale. (RCW 84.33.140 or RCW 84.	or must ill indic not w oved ex y the sei 34,108).	t then ate by rish to ad the iller or . Prior	Personal Property (deduct) \$ Exemption Claimed (deduct) \$ No Taxable Selling Price \$ 12,500.00
classification as current use (open space, farm and agricultuland, you must sign an (3) below. The county assess determine if the land transferred continues to qualify and wisgaing below. If the land no longer qualifies or you de continue the designation or classification, it will be remompensating or additional taxes will be due and payable by transferor at the time of sale. (RCW 84.33.140 or RCW 84. to signing (3) below, you may contact your local county asset information. This land does does not qualify for continuance	or must ill indic o not w oved an y the se 34,108), essor for	t then ate by rish to ad the iller or . Prior	Personal Property (deduct) S Exemption Claimed (deduct) \$ No Taxable Selling Price \$ 12,500.00 Excise Tax: State \$ 160.00 Local \$ 62,50 *Delinquent interest: State \$
classification as current use (open space, farm and agricultuland, you must sign an (3) below. The county assess determine if the land transferred continues to qualify and wrigining below. If the land no longer qualifies or you de continue the designation or classification, it will be remicompensating or additional taxes will be due and payable by transferor at the time of sale. (RCW 84.33.140 or RCW 84. to signing (3) below, you may contact your local county assessing marking. This land does does not qualify for continuance	or must ill indice o not worked any the set 34,108), assor for	t then ate by rish to ad the iller or . Prior	Personal Property (deduct) S Exemption Claimed (deduct) \$ No Taxable Selling Price \$ 12,500.00 Excise Tax: State \$ 160.00 Local \$ 62.50
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classification as current use (open space, farm and agricultuland, you must sign on (3) below. The county assess determine if the land transferred continues to qualify and w signing below. If the land no longer qualifies or you de continue the designation or classification, it will be reme compensating or additional taxes will be due and payable by transferor at the time of sale. (RCW 84.33.140 or RCW 84. to signing (3) below, you may contact your local county asset information. This land does does not qualify for continuance DEPUTY ASSESSOR DA (2) NOTICE OF COMPLIANCE (HISTORIC PROPENEW OWNER(S): To continue special valuation as historic sign (3) below. If the new owner(s) do not wish to conditional fare calculated pursuant to chapter 84.26 RCW, sign and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME I CERTIFY UNDER PENALTY OF Grantor or Grantor's Agent	or must or must or must or mot w ord at ord or o	t then take by which to did the control of the cont	*Personal Property (deduct) \$ Exemption Claimed (deduct) \$ Taxable Selling Price \$ Excise Tax: State \$ Local \$ *Delinquent Interest: State \$ Local \$ *Delinquent Penalty \$ Subtotal \$ *State Technology Fee \$ *Affidavit Processing Fee \$ Total Due \$ 227.50 A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX \$ *SEE INSTRUCTIONS THAT THE FOREGOING IS TRUE AND CORRECT Signature of Grantee's Agent
classification as current use (open space, farm and agricultuland, you must sign on (3) below. The county assess determine if the land transferred continues to qualify and wisigning below. If the land no longer qualifies or you decontinue the designation or classification, it will be remompensating or additional taxes will be due and payable by transferor at the time of sale. (RCW 84.33.140 or RCW 84. to signing (3) below, you may contact your local county assess information. This land does does not qualify for continuance DEPUTY ASSESSOR DA (2) NOTICE OF COMPLIANCE (HISTORIC PROPENEW OWNER(S): To continue special valuation as historic sign (3) below. If the new owner(s) do not wish to conditional tax calculated pursuant to chapter 84.26 RCW, sland payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME I CERTIFY UNDER PENALTY Of Signature of	or must or must or must or mot w ord at ord or o	t then take by which to did the control of the cont	*Personal Property (deduct) \$ Exemption Claimed (deduct) \$ Taxable Selling Price \$ Excise Tax: State \$ Local \$ *Delinquent Interest: State \$ Local \$ *Delinquent Penalty \$ Subtotal \$ *State Technology Fee \$ *Affidavit Processing Fee \$ Total Due \$ A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

WHEN RECORDED RETURN TO:

Baines Title and Escrow PO Box 626 Okanogan, WA 98840

File No. 30200-18-KMH

DOCL	JMENT	TITL	E(S):

Statutory Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTORS:

Rebecca M. Janes as to a life estate, and Rebecca M. Janes and Donna Clara Meier and Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey sole heirs of the Estate of Walt N. Vaudry, as to the remainder

GRANTEE:

Secured Investment Corp.a Wyoming Corporation

ABBREVIATED LEGAL DESCRIPTION: Lots 10 And 11, Block 6, East Kenwood

TAX PARCEL NUMBER(S): 36324.0609

Secured Investment Corporation 701 E. Front Ave, 2nd Floor Coeur D' Alene, ID 83814

Filed for Record at Request of Baines Title & Escrow Escrow Number: 30200-18-KMH

COMMISSION EXPIRES
JUNE 21: 2018

Statutory Warranty Deed
Grantor(s): Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph
Vaudrey
Grantee(s): Secured Investment Corp. Abbreviated Legal:
Lots 10 And 11, Block 6, East Kenwood
Additional legal(s) on page: 2 Assessor's Tax Parcel Number(s): 36324.0609
THE GRANTORS Rebecca M. Janes as to a life estate, and Rebecca M. Janes and Donna Clara Meier and Susan Mary Elizabeth Stancilif and Stephen Joseph Vaudrey sole heirs of the Estate of Walt N. Vaudry, as to the remainder for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Secured Investment Corp.a Wyoming Corporation the following described real estate, situated in the County of Spokane, State of Washington
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND TITLE EXCEPTIONS
Dated 3/7/18
Rebecca M. Janes Donna Clara Meier
The same of the sa
Susan Mary Elizabeth Stancliff Stephen Joseph Vaudrey
State of County of Source SS. I certify that I know or have satisfactory evidence that Rebecca M. Janes Ware the person(s) who appeared before me, and said person(s) acknowledged that his per/their free and voluntary act for the uses and purposes mentioned in this instrument. Dated: 3-1-18
KECIA M. HEYEN NOTARY PUBLIC STATE OF WASHINGTON Notary Public in and for the State of Washington Residing at My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appointment expires My appoint

Secured Investment Corporation 701 E. Front Ave, 2nd Floor Coeur D' Alene, 1D 83814

Filed for Record at Request of Baines Title & Escrow Escrow Number: 30200-18-KMH

Statutor	y Warranty Deed
Grantor(s): Rebecca M. Janes, Donna Clara M Vaudrey Grantec(s): Secured Investment Corp.	leier, Susan Mary Elizabeth Stanciiff and Stephen Joseph
Abbreviated Legal:	
Lots 10 And 11, Block 6, East Kenwood	
Additional legal(s) on page: 2 Assessor's Tax Parcel Number(s): 36324.0609	<u> </u>
Susan Mary Elizabeth Stancliff and Stephen J to the remainder for and in consideration of CONSIDERATION in hand paid, conveys	ife estate, and Rebecca M. Janes and Donna Clara Meier and loseph Vaudrey sole heirs of the Estate of Walt N. Vaudry, as TEN DOLLARS AND OTHER GOOD AND VALUABLE and warrants to Secured Investment Corp.a Wyoming situated in the County of Spokane, State of Washington
SEE ATTACHED EXHIBIT "A" FOR LEGA	L DESCRIPTION AND TITLE EXCEPTIONS
Dated	_ _
Rebecca M. Janes	Donna Clara Meier 3/1/18
Susan Mary Elizabeth Stancliff	Stephen Joseph Vaudrey
State of County of I certify that I know or have satisfactory evidence Rebecca M. Janes is/are the person(s) who appeared before melshe/they signed this instrument any voluntary act for the uses and purposes mention Dated:	te, and said person(s) acknowledged that dacknowledge it to be his/her/their free and
	Notary Public in and for the State of Washington Residing at
	My appointment expires:

Secured Investment Corporation 701 E. Front Ave, 2nd Floor Coeur D' Alene, ID 83814

Filed for Record at Request of Baines Title & Escrow Escrow Number: 30200-18-KMH

Statutory Warranty Deed

	Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph
Vaudrey Grantee(s): Secured Investment Corp.	
Abbreviated Legal:	
Lots 10 And 11, Block 6, East Kenwood	
Additional legal(s) on page: 2 Assessor's Tax Parcel Number(s): 36324.066	09
Susan Mary Elizabeth Stancliff and Stephen to the remainder for and in consideration of CONSIDERATION in hand paid, conveys	life estate, and Rebecca M. Janes and Donna Clara Meier and Joseph Vaudrey sole heirs of the Estate of Walt N. Vaudry, as f TEN DOLLARS AND OTHER GOOD AND VALUABLE s and warrants to Secured Investment Corp.a Wyoming e, situated in the County of Spokane, State of Washington
SEE ATTACHED EXHIBIT "A" FOR LEG	AL DESCRIPTION AND TITLE EXCEPTIONS
Dated	
Rebecca M. Janes Susan Mary Elizabeth Stage Hill	Donna Clara Meier Stephen Joseph Vaudrey
State of County of	//8
I certify that I know or have satisfactory evider Rebecca M. Janes is/are the person(s) who appeared before a signed this instrument as voluntary act for the uses and purposes mention	me, and said person(s) acknowledged that nd acknowledge it to be his/her/their free and
Dated:	
	Notary Public in and for the State of Washington Residing at My appointment expires:

Secured Investment Corporation 701 E. Front Ave, 2nd Floor Coeur D' Alene, ID 83814

Filed for Record at Request of Baines Title & Escrow Escrow Number: 30200-18-KMH

Statutory Warranty Deed

Grantor(s): Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey Grantee(s): Secured Investment Corp. Abbreviated Legal: Lots 10 And 11, Block 6, East Kenwood Additional legal(s) on page: 2 Assessor's Tax Parcel Number(s): 36324.0609 THE GRANTORS Rebecca M. Janes as to a life estate, and Rebecca M. Janes and Donna Clara Meier and Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey sole heirs of the Estate of Walt N. Vaudry, as to the remainder for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Secured Investment Corp.a Wyoming Corporation the following described real estate, situated in the County of Spokane, State of Washington SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND TITLE EXCEPTIONS Rebecca M. Janes Susan Mary Elizabeth Stancliff State of County of I certify that I know or have satisfactory evidence that Rebecca M. Janes who appeared before me, and said person(s) acknowledged that is/are the person(s) signed this instrument and acknowledge it to be his/her/their he/she/they free and voluntary act for the uses and purposes mentioned in this instrument. Dated: Notary Public in and for the State of Washington Residing at My appointment expires:

State of Washington County of Englane	} } ss:	
I certify that I know or have satisfactory eviden Donna Clara Meier is/are the person(s) who appeared before n he/she/they signed this instrument an voluntary act for the uses and purposes mentior	ne, and said person(s) acknowledged that dacknowledge it to be his/her/their free and	
Dated: March 7, 2018	- Linky relson	- annining
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State of	}} ss:	OF WASHIMINI
I certify that I know or have satisfactory evide Susan Mary Elizabeth Stanclift is/are the person(s) who appeared before a he/she/they signed this instrument as voluntary act for the uses and purposes mention	f me, and said person(s) acknowledged that nd acknowledge it to be his/her/their free and	
Dated:	_	
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I certify that I know or have satisfactory evided Stephen Joseph Vaudrey is/are the person(s) who appeared before he/she/they signed this instrument a voluntary act for the uses and purposes mention Dated:	me, and said person(s) acknowledged that and acknowledge it to be his/her/their free and oned in this instrument.	
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State of County of Susan Mary Elizabeth Stancliff is/are the person(s) he/she/they signed this instrument at voluntary act for the uses and purposes mention Dated:	me, and said person(s) acknowledged that acknowledge it to be his/her/their free and acknowledge it to be his/her/their free and and in this instrument. Notary Public in and for the State of Washington
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	wy appointment expires:

State of	}
County of	} SS:
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	Notary Public in and for the State of Washington Residing at My appointment expires:
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State of County of	} SS:
I certify that I know or have satisfactory evi	
Susan Mary Elizabeth Stanci is/are the person(s) who appeared before	
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voluntary act for the uses and purposes men	tioned in this instrument.
Dated:	
	Notary Public in and for the State of Washington
	Residing at
	My appointment expires:
State of South Dakota)
County of Grant) SS:
I certify that I know or have satisfactory even Stephen Joseph Vaudrey	idence that
is/are the person(s) who appeared before he/she/they signed this instrument	re me, and said person(s) acknowledged that at and acknowledge it to be his/her/their free and
voluntary act for the uses and purposes men	tt and acknowledge it to be his/her/their free and ntioned in this instrument.
Dated: 3-9-18	
	Notary Public in and for the State of Washington South Daketa
AYLOR J. RYMERSON	Residing at Water fown My appointment expires: 12-11-2026
NOTARY PUBLIC	

EXHIBIT A

LOTS 10 AND 11, BLOCK 6, EAST KENWOOD, ACCORDING TO PLAT RECORDED IN VOLUME "F" OF PLATS, PAGE 23, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

APN: 36324.0609

Subject to:

1. Subject to all covenants, conditions, restrictions, reservations, easements and provisions of record.





105 N 2ND Avenue PO Box 626 Okanogan, WA 98840 509-422-3420 Fax 509-422-2284

Escrow File No. 30200-18-KMH

Title Order No. 4259-3013870

Purchasers(s)

Secured Investment Corp.

Seller(s):

Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth

Stancliff and Stephen Joseph Vaudrey

CLOSING AGREEMENT AND ESCROW INSTRUCTIONS For Purchase and Sale Transaction

The undersigned buyer and seller (referred to herein as "the parties") hereby designate and appoint Baines Title & Escrow

(referred to herein as "the closing agent") to act as their closing and escrow agent according to the following agreements and instructions.

IT IS AGREED, AND THE CLOSING AGENT IS INSTRUCTED, AS FOLLOWS:

Terms of Sale. The terms and conditions of the transaction which is the subject of these instructions (referred to herein as "the transaction") are set forth in the parties' Purchase and Sale Agreement, Earnest Money Agreement, or other written agreement, and any attachments, amendments or addenda to that agreement (referred to herein as "the parties' agreement"), which is made a part of these instructions by this reference. Any changes to the parties' agreement will be made a part of these instructions, without further reference, when signed by the parties and delivered to the closing agent. These instructions are not intended to amend, modify or supersede the terms and conditions of the parties' agreement and if there is any conflict or inconsistency between these instructions and the parties' agreement, the terms and conditions of the parties' agreement shall control.

Description of Real Property. The real property which is the subject of the transaction (referred to herein as "the property") is identified in the parties' agreement. The documents required to close the transaction must contain the "legal description" of the property. If the parties' agreement does not yet contain the correct legal description, the parties or the real estate agent shall obtain an addendum setting forth the legal description as soon as possible and deliver it to the closing agent.

Closing Date. The date on which the documents required to close the transaction are filed for record (referred to herein as "the closing date") shall be on or before the date for closing of the transaction specified in the parties' agreement or in an addendum extending that date.

Documents. The closing agent is instructed to select, prepare, complete, correct, receive, hold, record and deliver documents as necessary to close the transaction. The closing agent may request that certain documents be prepared or obtained by the parties or their attorneys, in which case the parties shall deliver the requested documents to the closing agent before the closing date. Execution of any document will be considered approval of its form and contents by each party signing such document.

Deposits and Disbursement of Funds. Before the closing date, each party shall deposit with the closing agent all funds required to be paid by such party to close the transaction, less any earnest money previously deposited with the real estate agent. The closing agent is authorized, but not required, to consider a lending institution's written commitment to deposit funds as the equivalent of a deposit of such funds, if all conditions of the commitment will be met on or before the closing date. All funds received by the closing agent shall be deposited in a trust account with any bank doing business in the State of Washington and may be transferred to any other such accounts. The closing agent shall not be required to disburse any funds deposited by check or draft until it has been advised by its bank that such check or draft has been honored. All disbursements shall be made by the closing agent's check.

Settlement Statement. The closing agent is instructed to prepare a settlement statement showing all funds deposited for the account of each of the parties and the proposed disbursements from such funds. No funds shall be disbursed until the parties have examined and approved the settlement statement. Some items may be estimated, and the final amount of each estimated item will be adjusted to the exact amount required to be paid at the time of disbursement. The settlement statement will be subject to audit and any errors or omissions may be corrected at any time. If any monetary error is found, the amount will be immediately paid by the party liable for such payment to the party entitled to receive it.

Prorations. Adjustments or pro-rations of real estate taxes, and other charges if any, shall be made on a per-diem basis using a 365 day year, unless the closing agent is otherwise instructed.

Title Insurance. The closing agent is instructed to obtain and forward to the parties a preliminary commitment for title insurance on the property and on any other parcel of real property that will be used to secure payment of any obligation created in the transaction (referred to herein as "the title report"). The closing agent is authorized to rely on the title report in the performance of its duties and shall have no responsibility or liability for any title defects or encumbrances which are not disclosed in the title report.

Verification of Existing Encumbrances. The closing agent is instructed to request a written statement from the holder of each existing encumbrance on the property, verifying its status, terms, balance owing and, if it will not be removed at closing, the requirements that must be met to obtain a waiver of any due-on-sale provision. The closing agent is authorized to rely upon such written statements in the performance of its duties, without liability or responsibility for their accuracy or completeness.

Instructions From Third Parties. If any written instructions necessary to close the transaction according to the parties' agreement are given to the closing agent by anyone other than the parties or their attorneys, including but not limited to lenders, such instructions are accepted and agreed to by the parties.

Disclosure of information to Third Parties. The closing agent is authorized to furnish, upon request, copies of any closing documents, agreements or instructions concerning the transaction to the parties' attorneys, and to any real estate agent, lender or title insurance company involved in the transaction. Other papers or documents containing personal or financial information concerning any party may not be released to anyone other than the party's attorney or lender, without prior written approval.

Potential Legal Problems. If the closing agent becomes aware of any facts, circumstances or potential problems which in the closing agent's opinion should be reviewed by any of the parties' attorneys, the closing agent is authorized, in its sole discretion, to advise the parties of such facts, circumstances or potential problems and recommend that legal counsel be sought.

Closing Agent's Fees and Expenses. The closing agent's fee is intended as compensation for the services set forth in these instructions. If additional services are required to comply with any change or addition to the parties' agreement or these instructions, or as a result of any party's assignment of interest or delay in performance, the parties agree to pay a reasonable additional fee for such services. The parties shall also reimburse the closing agent for any out-of-pocket costs and expenses incurred by it under these instructions. The closing agent's fees, costs and expenses shall be due and payable on the closing date or other termination of the closing agent's duties and responsibilities under these instructions, and shall be paid one-half by the buyer and one-half by the seller unless otherwise provided in the parties' agreement.

Cancellation. These instructions may be canceled by a written agreement, signed by all of the parties, and payment of the closing agent's fees, costs and expenses. Upon receipt of such agreement and payment, the closing agent shall return any money or documents then held by it to the parties that deposited the same, and shall have no further duties or responsibilities under these instructions.

Inability to Comply With Instructions. If the closing agent receives conflicting instructions or determines, for any reason, that it cannot comply with these instructions by the date for closing specified in the parties' agreement or in any written extension of that date, it shall notify the parties, request further instructions, and in its discretion: (1) continue to perform its duties and close the transaction as soon as possible after receiving further instructions, or (2) if no conflicting instructions have been received, return any money or documents then held by it to the parties that deposited the same, less any fees and expenses chargeable to such party, or (3) commence a court action, deposit the money and documents held by it into the registry of the court, and ask the court to determine the rights of the parties. When the money and documents have been returned to the parties or deposited into the registry of the court, the closing agent shall have no further duties or responsibilities under these instructions.

Disputes. Should any dispute arise between the parties, or any of them, and/or any other party, concerning the property or funds involved in the transaction, the closing agent may, in its sole discretion, hold all documents and funds in their existing status pending resolution of the dispute, or join or commence a court action, deposit the money and documents held by it with the court, and ask the court to determine the rights of the parties. Upon depositing said funds and documents with the court, the closing agent shall have no further duties or responsibilities under these instructions. The parties jointly and severally agree to pay the closing agent's costs, expenses and reasonable attorney's fees incurred in any lawsuit arising out of or in connection with the transaction or these instructions, whether such lawsuit is instituted by the closing agent, the parties, or any other person.

Notices. Any notice, declaration or request made under these instructions shall be in writing, signed by the party giving such notice or making such declaration or request, and personally delivered or mailed to the closing agent and other parties at their addresses set forth in these instructions.

Amendments. Any amendment, addition or supplement to these instructions must be in writing, signed by the appropriate parties and delivered to the closing agent.

Counterparts. These instructions may be executed in one or more counterparts with like effect as if all signatures appeared on one copy.

Effect. These instructions shall bind and benefit the parties, the closing agent, and their successors in interest.

Definitions. When used herein or in any amendment, addition or supplement hereto, words and phrases are defined and are to be construed as follows:

The words "buyer" and "seller" refer to all persons and entities identified as such by their signatures on this document, jointly and severally unless otherwise indicated, and shall be construed interchangeably with other similar terms such as "purchaser", "vendee", "vendor", "grantee" or "grantor" as may be appropriate in the context and circumstances to which such words apply.

The word "lender" refers to any lending institution or other party, including the seller if appropriate, that has agreed to provide all or part of the financing for the transaction or to which the buyer has made a loan application.

The phrase "these instructions" refers to the agreements, instructions and provisions set forth in this document and all amendments, additions and supplements to this document.

The phrase "the property" refers to the real property identified in the parties agreement, including any other parcel of real property that will be used to secure payment of any obligation created in the transaction, and does not include any items of personal property unless otherwise specifically stated in these instructions.

The phrase "outside of escrow" refers to any duty, obligation or other matter which is the sole responsibility of the parties or of any party, and for which the closing agent shall have no responsibility or liability. In these instructions, singular and plural words, and masculine, feminine and neuter words, shall be construed interchangeably as may be appropriate in the context and circumstances to which such words apply.

MATTERS TO BE COMPLETED BY THE BUYER AND SELLER IMPORTANT-READ CAREFULLY

The following items must be completed by the parties, outside of escrow, and are not part of the closing agents' duties under these instructions.

Disclosures, Inspection and Approval of the Property. Any required disclosures concerning the property, or inspections or approvals of the property or of improvements, additions or repairs to the property will be arranged and completed by the parties, outside of escrow. The closing agent shall have no liability with respect to the accuracy of any disclosures made, or for the physical condition of the property, or any buildings, improvements, plumbing, heating, cooling, electrical, septic or other systems on the property, and no responsibility to inspect the property, or to otherwise determine or disclose its physical condition, or to determine whether any required disclosures have been made, or whether any required improvements, additions or repairs have been satisfactorily completed.

Personal Property. Any required inspections, approvals or transfers of possession of any owned or leased fixtures, equipment or other items of personal property included in the transaction, and payment of any personal property, sales or use taxes, will be completed by the parties outside of escrow. Unless otherwise instructed, the closing agent shall have no responsibility with respect to such personal property and shall not be required to determine the status or condition of the title to, encumbrances upon, ownership, or physical condition of such personal property, nor to calculate, pro-rate, collect, prepare returns for or pay any personal property tax, sales tax or use tax arising from the transaction.

Utilities. All orders, cancellations, transfers, payments and adjustment of accounts for water, sewer, garbage collection, electricity, gas, fuel oil, telephone, television cable and any other utilities or public services will be completed by the parties outside of escrow. Unless otherwise instructed, the closing agent shall have no responsibility to determine, collect, pay, pro-rate or adjust charges for installation or service for any utilities or public services, except to pro-rate existing recurrent assessments for public improvements, if any, which appear on the title report.

Fire or Casualty Insurance. If a new policy of fire, hazard or casualty insurance on the property is necessary to close the transaction, the buyer will arrange for the policy to be issued, outside of escrow, and will provide evidence of the required insurance coverage to the closing agent before the closing date. Unless otherwise instructed, the closing agent shall have no responsibility to contract for or obtain any policy of fire, hazard or casualty insurance on the property, or any assignment of such policy.

Possession of the Property. The transfer of possession of the property shall be arranged directly between the parties outside of escrow and shall not be the responsibility of the closing agent.

Collection Account. If any financing for the transaction will be provided by a private party, the parties are advised to open a collection account at a financial institution to receive and disburse payments to be made under the private promissory note or contract. The collection account shall be established by the parties outside of escrow and shall not be the responsibility of the closing agent.

Payment of Omitted Taxes. If any additional real property taxes are assessed for recent improvements made to the property and not added to the tax rolls before the closing date, the parties shall pay their respective shares of such omitted taxes, pro-rated as of the closing date, within 30 days after receipt of notification that such taxes have been assessed. The closing agent shall not be responsible or liable for any assessment, collection or payment of omitted taxes.

Individual Taxes. The parties are advised to consult with their attorneys to determine whether they must report income, deduct expenses or losses, or withhold or pay any income or business taxes as a result of the transaction. The closing agent shall have no responsibility for the parties' individual tax consequences arising from the transaction.

Foreign Investment in Real Property Tax Act. If any seller is, or may be, a non-resident alien or a foreign corporation, partnership, trust or estate for the purposes of United States income taxation, the parties are advised to consult with their attorneys before the closing date to determine their responsibilities and liabilities, if any, under the Foreign Investment in Real Property Tax Act (Section 1445 et seq. of the Internal Revenue Code). The closing agent is not required to verify the nationality or foreign status of any of the sellers, or to withhold, report or pay any amounts due under such act.

Approvals and Permits. The parties are advised to consult with their attorneys to determine whether any building, zoning, subdivision, septic system, or other construction or land use permits or approvals will be required, either before or after the closing date. The closing agent shall have no responsibility with respect to any such permit or approval, and shall have no liability arising from the failure of any party to obtain, or from the refusal of any governmental authority to grant, any such permit or approval.

Compliance With Certain Laws. The parties are advised to consult with their attorneys to determine their rights and responsibilities, if any, with respect to disclosures concerning the condition of the property, or under the Consumer Protection Act, Truth-in-Lending Act, Interstate Land Sales Act or other similar laws. The closing agent shall have no responsibility for disclosures concerning the condition of the property, or for the parties compliance, nor any liability arising from the failure of any party to comply, with any such requirement or law.

Additional Agreements, Instructions and Disclosures:

NOTICE TO PARTIES

The services of the closing agent under these instructions will be performed by a person certified as a Limited Practice Officer under the Admission to Practice Rule 12, adopted by the Washington State Supreme Court. Under that rule, Limited Practice Officers may only select, prepare and complete certain documents on forms which have been approved for their use. The specific documents prepared are: See Attached Exhibit "A".

You are further advised that:

THE LIMITED PRACTICE OFFICER IS NOT ACTING AS THE ADVOCATE OR REPRESENTATIVE OF EITHER (OR ANY) OF THE PARTIES.

THE DOCUMENTS PREPARED BY THE LIMITED PRACTICE OFFICER WILL AFFECT THE LEGAL RIGHTS OF THE PARTIES

THE PARTIES' INTERESTS IN THE DOCUMENT MAY DIFFER.

THE PARTIES HAVE THE RIGHT TO BE REPRESENTED BY LAWYERS OF THEIR OWN SELECTION.

THE LIMITED PRACTICE OFFICER CANNOT GIVE LEGAL ADVICE AS TO THE MANNER IN WHICH THE DOCUMENTS AFFECT THE PARTIES.

BY SIGNING THESE INSTRUCTIONS, EACH PARTY ACKNOWLEDGES:

I have been specifically informed that the closing agent is forbidden by law from offering any advice concerning the merits of the transaction or the documents that will be used to close the transaction.

The closing agent has not offered any legal advice or referred me to any named attorney, but has clearly requested that I seek legal counsel if I have any doubt concerning the transaction or these instructions.

I have had adequate time and opportunity to read and understand these instructions and all other existing documents referred to in these instructions.

Secured Investment Corp.	Rebecca M. Janes
By: Lee A. Arnold, President	Donna Clara Meier
	Susan Mary Elizabeth Stancliff
	Stephen Joseph Vaudrey
Buyer's Mailing Address 701 E. Front Ave, 2nd Floor	Seller's Mailing Address: 159 Buzzard Lake Rd
Coeur D' Alene, ID 83814	Okanogan, WA 98840
Phone	Phone
Home:	Home
Work: (801) 971-5588 Accepted:	Work

Foreign Investment in Real Property Tax Act. If any seller is, or may be, a non-resident alien or a foreign corporation, partnership, trust or estate for the purposes of United States income taxation, the parties are advised to consult with their attorneys before the closing date to determine their responsibilities and liabilities, if any, under the Foreign Investment in Real Property Tax Act (Section 1445 et seq. of the Internal Revenue Code). The closing agent is not required to verify the nationality or foreign status of any of the sellers, or to withhold, report or pay any amounts due under such act.

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By: Lee A. Arnold, President	Rebecca M. Janes Lonna Clain M guir Donna Clara Meier		
	Susan Mary Elizabeth Stancliff		
	Stephen Joseph Vaudrey		
Buyer's Mailing Address: 701 E. Front Ave, 2nd Floor	Seller's Mailing Address 159 Buzzard Lake Rd		
Coeur D' Alene, ID 83814	Okanogan, WA 98840		
Phone: Home: Work: (\$01) 971-5988 Accepted: By	Phone: Home: Work:		

Page 4 of 5

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Secured investment Corp.	Rebecca M. Janes	
By: Lee A. Arnold President	Donna Clara Meier	
	Susan Mary Elizabeth Stancliff	
	Stephen Joseph Vaudrey	

Buyer's Mailing Address: 701 E. Front Ave, 2nd Floor

Coeur D' Alene, ID 93914

Phone:

Work (801) 971 5988

Kania M. Haven

Seller's Mailing Address:

159 Buzzard Lake Rd

Okanogan, WA 98840

Phone: Home: Work:

Page 4 of

Foreign Investment in Real Property Tax Act. If any seller is, or may be, a non-resident alien or a foreign corporation, partnership, trust or estate for the purposes of United States income taxation, the parties are advised to consult with their attorneys before the closing date to determine their responsibilities and liabilities, if any, under the Foreign Investment in Real Property Tax Act (Section 1445 et seq. of the Internal Revenue Code). The closing agent is not required to verify the nationality or foreign status of any of the sellers, or to withhold, report or pay any amounts due under such act.

Approvals and Permits. The parties are advised to consult with their attorneys to determine whether any building, zoning, subdivision, septic system, or other construction or land use permits or approvals will be required, either before or after the closing date. The closing agent shall have no responsibility with respect to any such permit or approval, and shall have no liability arising from the failure of any party to obtain, or from the refusal of any governmental authority to grant, any such permit or approval.

Compliance With Certain Laws. The parties are advised to consult with their attorneys to determine their rights and responsibilities, if any, with respect to disclosures concerning the condition of the property, or under the Consumer Protection Act, Truth-in-Lending Act, Interstate Land Sales Act or other similar laws. The closing agent shall have no responsibility for disclosures concerning the condition of the property, or for the parties compliance, nor any liability arising from the failure of any party to comply, with any such requirement or law.

Additional Agreements, Instructions and Disclosures:

NOTICE TO PARTIES

The services of the closing agent under these instructions will be performed by a person certified as a Limited Practice Officer under the Admission to Practice Rule 12, adopted by the Washington State Supreme Court. Under that rule, Limited Practice Officers may only select, prepare and complete certain documents on forms which have been approved for their use. The specific documents prepared are: See Attached Exhibit "A".

You are further advised that:

THE LIMITED PRACTICE OFFICER IS NOT ACTING AS THE ADVOCATE OR REPRESENTATIVE OF EITHER (OR ANY) OF THE PARTIES.

THE DOCUMENTS PREPARED BY THE LIMITED PRACTICE OFFICER WILL AFFECT THE LEGAL RIGHTS OF THE PARTIES

THE PARTIES' INTERESTS IN THE DOCUMENT MAY DIFFER.

THE PARTIES HAVE THE RIGHT TO BE REPRESENTED BY LAWYERS OF THEIR OWN SELECTION.

THE LIMITED PRACTICE OFFICER CANNOT GIVE LEGAL ADVICE AS TO THE MANNER IN WHICH THE DOCUMENTS AFFECT THE PARTIES.

BY SIGNING THESE INSTRUCTIONS, EACH PARTY ACKNOWLEDGES:

I have been specifically informed that the closing agent is forbidden by law from offering any advice concerning the merits of the transaction or the documents that will be used to close the transaction.

The closing agent has not offered any legal advice or referred me to any named attorney, but has clearly requested that I seek legal counsel if I have any doubt concerning the transaction or these instructions.

I have had adequate time and opportunity to read and understand these instructions and all other existing documents referred to in these instructions.

Secured Investment Corp.	Rebecca M. Janes
By: Lee A. Arnold, President	Donna Clara Meier
	Susan Mary Elizabeth Stanciff
	Stephen Joseph Vaudrey
Buyer's Mailing Address: 701 E. Front Ave, 2nd Floor	Seller's Mailing Address: 159 Buzzard Laka Rd
Coeur D' Alene, ID 83814	Okanogan, WA 98840
Phone: Home: Work: (901) 971 5986 Accepted:	Phone: Home: Work:

Foreign Investment in Real Property Tax Act. If any seller is, or may be, a non-resident alien or a foreign corporation, partnership, trust or estate for the purposes of United States income taxation, the parties are advised to consult with their attorneys before the closing date to determine their responsibilities and liabilities, if any, under the Foreign Investment in Real Property Tax Act (Section 1445 et seq. of the Internal Revenue Code). The closing agent is not required to verify the nationality or foreign status of any of the sellers, or to withhold, report or pay any amounts due under such act.

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Secured Investment Corp	Rebecca M. Janes
By: Lee A. Arnold, President	Donna Clara Meier
	Susan Mary Elizabeth Stancliff Stephen Joseph Vaucher Stephen Joseph Vaucher

Buyer's Mailing Address:

701 E. Front Ave, 2nd Floor

Coeur D' Alene, ID 83814

Phone: Home:

Work: (80# Accepted

Seller's Mailing Address: 159 Buzzard Lake Rd

Okanogan, WA 98840

Phone: Home:

Work:

Page 4 of 5

ESCROW FILE NO.: 30200-18-RMH Limited Practice Officer:

TITLE FILE NO.:

4259-3013870 LPO NO.:

10978

PURCHASER(S): Secured Investment Corp.

 $\begin{tabular}{ll} \bf SELLER(S): & {\tt Rebecca\ M.\ Janes,\ Donna\ Clara\ Meier,\ Susan\ Mary\ Elizabeth \\ \tt Stancliff\ and\ Stephen\ Joseph\ Vaudrey \\ \end{tabular}$

SECTION 1:	MORTGAGE LENDIN	G DOCUMENTS	
	All documents approved and designed for use by the Secondary Mortgage Market, including		
	Notes, Deeds of Trust, and Riders as they may change from time to time. The Secondary		
	Mortgage Market is defin	ed as federally-related institutions such as FNMA, FHLMC and GNMA,	
	except Regulation "Z"		
	Assignment of Mortgage		
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	Department of Housing a	and Urban Development Documents	
SECTION 2:	ESCROW DOCUMENT	TATION!	
SECTION 2.	LPB No. 1	Cover Sheet	
	LPB No. 10	Statutory Warranty Deed	
- 12	LPB No. 11	Statutory Warranty Deed (Fulfillment of REC)	
	LPB No. 12	Quit Claim Deed	
	LPB No. 13	Deed and Seller's Assignment of Contract	
	LPB No. 14	Deed and Purchaser's Assignment of Contract	
	LPB No. 15	Bargain and Sale Deed	
:	LPB No. 20	Deed of Trust (Short Form)	
	LPB No. 21	Assignment of Deed of Trust	
	LPB No. 22	Deed of Trust (Long Form)	
	LPB No. 22A	Deed of Trust with Due on Sale and Due Date	
	LPB No. 23	Request for Full Reconveyance	
	LPB No. 24	Request for Partial Reconveyance	
	LPB No. 28A	Promissory Note	
	LPB No. 29	Request for Notice	
	LPB No. 30	Bill of Sale	
	LPB No. 35	Subordination Agreement	
	LPB No. 44	Real Estate Contract (Short Form)	
	LPB No. 45	Real Estate Contract (Long Form)	
	LPB No. 50	Mortgage (Statutory Form)	
	LPB No. 51	Satisfaction of Mortgage	
	LPB No. 52	Partial Release of Mortgage	
	LPB No. 60	Satisfaction of Lien	
	LPB No. 61	Partial Release of Lien	
	LPB No. 62	Satisfaction of Judgment	
	LPB No. 63	Partial Release of Judgment	
	LPB No. 64	Waiver of Lien	
	LPB No. 65	Partial Waiver of Lien	
	LPB No. 70	Power of Attorney (Sale)	
	LPB No. 71	Power of Attorney (Purchase)	
	LPB No. 72	Use Tax Return	
	LPB No. 73	Personal Property Security Agreement	
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SECTION 3:	U.C.C. FORMS		
	All U.C.C. filing forms as	ccepted by the Washington State Department of Licensing,	
	www.dol.wa.gov		
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SECTION 4:	EXCISE TAX AFFIDA		
<u>X</u>	Excise Tax Affidavit For	****	
	Department of Licensing Forms		
	Auditor's Cover Sheet	0	
	Internally Approved Sec	urity Agreement Forms	
SECTION 5:	FARMERS HOME AD	MINISTRATION FORMS	
		and designated for use by the United States Department of Agriculture	
	Formers Home Administra	ration in connection with closing a FmHA Loan on residential property.	
INITIALS:	- armers Frome Administr	ation in connection with closing a FiltriA Loan on residential property	
Purchaser		Sellor	
		BCG,	

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10978

ESCROW FILE NO.: 30200-18-RMH Limited Practice Officer:

4259-3013870 LPO NO.: TITLE FILE NO.:

PURCHASER(S): Secured Investment Corp.

SELLER(S): Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey

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	except Regulation "Z"		
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		sing and Urban Development Documents	
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	LPB No. 13	Deed and Seller's Assignment of Contract	
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	LPB No. 15	Bargain and Sale Deed	
	LPB No. 20	Deed of Trust (Short Form)	
	LPB No. 21	Assignment of Deed of Trust	
	LPB No. 22	Deed of Trust (Long Form)	
	LPB No. 22A	Deed of Trust with Due on Sale and Due Date	
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	LPB No. 24	Request for Partial Reconveyance	
	LPB No. 28A	Promissory Note	
	LPB No. 29	Request for Notice	
	LPB No. 30	Bill of Sale	
	LPB No. 35	Subordination Agreement	
	LPB No. 44	Real Estate Contract (Short Form)	
	LPB No. 45	Real Estate Contract (Long Form)	
	LPB No. 50	Mortgage (Statutory Form)	
	LPB No. 51	Satisfaction of Mortgage	
	LPB No. 52	Partial Release of Mortgage	
	LPB No. 60	Satisfaction of Lien	
	LPB No. 61	Partial Release of Lien	
	LPB No. 62	Satisfaction of Judgment	
	LPB No. 63 LPB No. 64	Partial Release of Judgment	
	LPB No. 65	Waiver of Lien	
	LPB No. 70	Partial Waiver of Lien	
	LPB No. 71	Power of Attorney (Sale)	
	LPB No. 72	Power of Attorney (Purchase) Use Tax Return	
	LPB No. 73		
	Ct B 140. 73	Personal Property Security Agreement	
SECTION 3:	U.C.C. FORMS		
	All U.C.C. filing for	orms accepted by the Washington State Department of Licensing,	
	www.dol.wa.gov		
SECTION 4:	EXCISE TAX AR	FIDAVIT FORMS	
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SECTION 5:		IE ADMINISTRATION FORMS	
	All documents app	roved and designated for use by the United States Department of Agriculture	
	Farmers Home Ada	ministration in connection with closing a FmHA Loan on residential property.	
INITIALS:			
Purchaser		Seller A . o	

ESCROW FILE NO.: 30200-18-RMH Limited Practice Officer: TITLE FILE NO.: 4259-3013870 LPO NO.:

Kacis M. Heyen 10978

PURCHASER(S): Secured Investment Corp.

SELLER(S): Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey

	LUMIT	ED PRACTICE BOARD FORMS	
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	Department of Licensing	Forms	
	Auditor's Cover Sheet		
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SECTION 5:		MINISTRATION FORMS	
		and designated for use by the United States Department of Agriculture	
	Farmers Home Administration in connection with closing a FmHA Loan on residential property.		
INITIALS:	ALS:		
Purchaser	Seller		

ESCROW FILE NO.: 30200-18-KMH Limited Practice Officer: 4259-3013870 LPO NO.: TITLE FILE NO.:

10979

PURCHASER(S): Secured Investment Corp.

SELLER(S): Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey

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SECTION 2:	ESCROW DOCUMENT	FATION	
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	www.dol.wa.gov		
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INITIALS:			
Purchaser		Seller Q0	

ESCROW FILE NO.: 30200-18-RMH Limited Practice Officer:

TITLE FILE NO.:

4259-3013870 LPO NO.:

1097/9

PURCHASER(S): Secured Investment Corp.

SELLER(S): Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey

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SECTION 3:	U.C.C. FORMS		
		s accepted by the Washington State Department of Licensing,	
	www.del.wa.gov		
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		Security Agreement Forms	
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	All documents approv	ed and designated for use by the United States Department of Agriculture	
	Farmers Home Admir	sistration in connection with closing a FmHA Loan on residential property.	
INITIALS:		· · ·	
Purchaser		Seller	
		· ·	



105 N 2ND Avenue PO Box 626 Okanogan, WA 98840 509-422-3420 Fax 509-422-2284

> Escrow File No.: 30200-18-KMH Title Order No.: 4259-3013870

Purchaser(s): Secured Investment Corp.

Seller(s): Rebecca M

Rebecca M. Janes, Donna Clara Meier, Susan Mary Elizabeth Stancliff and Stephen Joseph Vaudrey

Supplement To AGREEMENT AND ESCROW INSTRUCTIONS For Purchase and Sale Transaction Including Instructions to Record Documents and Disburse Funds

This is a part of the Closing Agreement and Escrow Instructions signed by the parties under the Closing Agent's escrow file number set forth above. Except as expressly modified, changed or amended by this supplement, all terms and conditions of the Closing Agreement and Escrow Instructions, and any previous supplements, additions or amendments thereto, shall remain in effect.

THE" POCUMENTS	SELLER HAS APPROVED", SIGNED AND DEPOSITED WITH THE CLOSING AGENT UNDER THESE INSTRUCTIONS:	THE	FOLLOWING
	Statutory Warranty Deed		
1.7	Purchaser's Assignment of Contract and Deed		
l 1	Real Estate Contract		
1 1	Bill of Sale (for personal property)		
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L X 3	Real Estate Excise Tax Affidavit		
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THE"		THE	FOLLOWING
	WITH THE CLOSING AGENT UNDER THESE INSTRUCTIONS:		
[x]	Promissory Note		
[x]	Deed of Trust		
[]	Mortgage		
[]	Real Estate Contract		
[]	Security Statement (for personal property)		
[]	Financing Statement (for personal property)		
[x]	Real Estate Excise Tax Affidavit		
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BY SIGNING THIS DOCUMENT, EACH PARTY ACKNOWLEDGES:

Conditions of Parties' Agreement Satisfied. All terms and conditions of the parties' agreement have been met to my satisfaction, or will be met, satisfied or complied with outside of escrow.

Title Report Approved. The Preliminary Commitment for Title Insurance, including the legal description of the property and all attachments, supplements and endorsements to that report, issued by First American Title Insurance Company, as an independent agent for First American Title Insurance Company under order number 4259-3013870, are approved by me and made a part of these instructions by this reference.

Settlement Statement Approved. The settlement statement prepared by the closing agent is approved by me, made a part of these instructions by this reference, and I agree to pay my costs, expenses and other obligations itemized on that statement. I understand that any estimated amounts will be adjusted to reflect the exact amounts required when the funds are disbursed, that the settlement statement continues to be subject to audit at any time, and if any monetary error is found, the amount will be paid by the party liable for such payment to the party entitled to receive it.

BY SIGNING THIS DOCUMENT, THE BUYER FURTHER ACKNOWLEDGES:

Property Approved. I have had adequate opportunity to inspect the property and to determine the exact location of its boundaries. The location and physical condition of the property and any buildings, improvements, plumbing, heating, cooling, electrical or septic systems on the property are approved. I understand that all inspections and approvals of the location and physical condition of the property are my sole responsibility, and are not part of the closing agent's duties and responsibilities. I hereby release and agree to hold the closing agent harmless from any and all claims of liability for loss or damage arising or resulting from any physical condition or defect on the property, or from the location of its boundaries.

THE CLOSING AGENT IS INSTRUCTED TO PROCEED AS FOLLOWS:

Instruction to Close. The closing agent is instructed to perform its customary closing duties under these instructions, to deliver and record documents according to these instructions, and to disburse the funds according to the settlement statement, adjusting estimated amounts, when the closing agent has the documents required to close the transaction in its possession and has, or will obtain when the documents have been delivered and recorded;

- 1. Sale proceeds for the seller's account in the sum of \$12,500.00, to be disbursed according to the settlement statement
- 2. Loan proceeds for the buyer's account in the sum of \$, to be disbursed according to the settlement statement
- 3. A policy of title insurance issued pursuant to the Preliminary Commitment for Title Insurance referred to above, insuring the buyer with [x] owner's or [] purchaser's [x] standard or [] extended coverage with liability of \$12,500.00 having the usual clauses, provisions and stipulations customarily contained in the printed provisions and schedules of such policy forms, insuring the buyer's title to the property against all defects or encumbrances except those set forth in the printed exceptions and exclusions customarily contained in the printed provisions and schedules of such policy forms, matters attaching by, through or under the buyer, taxes not yet due, and the matters set forth in the following numbered paragraphs of Schedule B of the Preliminary Commitment for Title Insurance.
- 4. Such other policies of title insurance as may be required by any lenders that are providing financing for the transaction.

Completion or Correction of Documents. The closing agent is instructed to correct any errors found in any document deposited under these instructions, and to insert as necessary the closing date, the date on which interest begins to accrue, and the dates on which payments must be made, if such items are incomplete.

Adjustments and Pro-rations. The closing agent is instructed to adjust and pro-rate as of the closing date or [], real estate taxes for the current year, recurrent assessments if any,

Document Copies:
[] Copies of signed documents will be provided on C.D. Seller Buyer

Proceeds Cheek:

Seller will pick up proceeds check.

Deposit locally to Chase Wells Fargo CDECH R of A NCNI

[] Deposit locally to Chase __ Wells Fargo__ CDFCU__ B of A__ NCNB__ (see deposit slip)

Additional Instructions:

[] Wire proceeds to:__

BY SIGNING THIS DOCUMENT, EACH PARTY ACKNOWLEDGES:

The closing agent has not offered any legal advice or referred me to any named attorney, but has clearly requested that I seek independent legal counsel if I have any doubt concerning the transaction or these instructions.

I have had adequate time and opportunity to read and understand these instructions and all other documents referred to in these instructions.

Buyer:

Secured Investment Corp.

By: Lee A. Arnold, President

ate:

Seller M- Janes

Donna Clara Meier

Susan Mary Elizabeth Stancliff

Stephen Joseph Vaudrey

Date: 3/2/18

THE CLOSING AGENT IS INSTRUCTED TO PROCEED AS FOLLOWS:

Instruction to Close. The closing agent is instructed to perform its customary closing duties under these instructions, to deliver and record documents according to these instructions, and to disburse the funds according to the settlement statement, adjusting estimated amounts, when the closing agent has the documents required to close the transaction in its possession and has, or will obtain when the documents have been delivered and recorded:

- 1. Sale proceeds for the seller's account in the sum of \$12,500.00, to be disbursed according to the settlement statement
- 2. Loan proceeds for the buyer's account in the sum of \$, to be disbursed according to the settlement statement
- 3. A policy of title insurance issued pursuant to the Preliminary Commitment for Title Insurance referred to above, insuring the buyer with [x] owner's or [] purchaser's [x] standard or [] extended coverage with liability of \$ 12,500.00 having the usual clauses, provisions and stipulations customarily contained in the printed provisions and schedules of such policy forms, insuring the buyer's title to the property against all defects or encumbrances except those set forth in the printed exceptions and exclusions customarily contained in the printed provisions and schedules of such policy forms, matters attaching by, through or under the buyer, taxes not yet due, and the matters set forth in the following numbered paragraphs of Schedule B of the Preliminary Commitment for Title Insurance:
- Such other policies of title insurance as may be required by any lenders that are providing financing for the transaction.

Completion or Correction of Documents. The closing agent is instructed to correct any errors found in any document deposited under these instructions, and to insert as necessary the closing date, the date on which interest begins to accrue, and the dates on which payments must be made, if such items are incomplete.

Adjustments and Pro-rations. The closing agent is instructed to adjust and pro-rate as of [x] the closing date or [x], real estate taxes for the current year, recurrent assessments if any, .

[] Copies of signed documents will be provided on C.D. __Seller __ Buyer

Document Copies:

Proceeds Check: Ma(Seller will mick up proceeds check.	end Donna's check
[] Wire proceeds to:	
[] Deposit locally to Chase Wells Fargo_	CDFCU B of A NCNB (see deposit slip)
Additional Instructions:	
BY SIGNING THIS DOCUMENT, EACH PA	ARTY ACKNOWLEDGES:
clearly requested that I seek independent legal counse instructions.	advice or referred me to any named attorney, but has it if I have any doubt concerning the transaction or these to read and understand these instructions and all other
documents referred to in these instructions.	o read and understand these instructions and all other
Buyer:	
Secured Investment Corp.	
By: Lee A. Arnold, President	
ate:	
Seller:	Jonn Claw Mein 3/1/18
Rebecca M. Janes	Donna Clara Meier
Susan Mary Elizabeth Stancliff	Stephen Joseph Vaudrey
Date:	

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- 2. Loan proceeds for the buyer's account in the sum of \$, to be disbursed according to the settlement statement
- 3. A policy of title insurance issued pursuant to the Preliminary Commitment for Title Insurance referred to above, insuring the buyer with [x] owner's or [] purchaser's [x] standard or [] extended coverage with liability of \$ 12,500.00 having the usual clauses, provisions and stipulations customarily contained in the printed provisions and schedules of such policy forms, insuring the buyer's title to the property against all defects or encumbrances except those set forth in the printed exceptions and exclusions customarily contained in the printed provisions and schedules of such policy forms, matters attaching by, through or under the buyer, taxes not yet due, and the matters set forth in the following numbered paragraphs of Schedule B of the Preliminary Commitment for Title Insurance:
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	BY SIGNING THIS DOCUMENT, EACH PA	ARTY ACKNOWLEDGES:	
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[] Copies of signed documents will be provided on C.D. _Seller _ Buyer

Document Copies:

Proceeds Check: [] Seller will pick up proceeds check.	
[] Wire proceeds to:	
[] Deposit locally to Chase, Wells Fargo,	CDFCU B of A NCNB (see deposit slip)
Additional Instructions: Please Sev	14 proceeds check to meat Milbank SD 57252
BY SIGNING THIS DOCUMENT, EACH PA	
clearly requested that I seek independent legal counsel instructions.	advice or referred me to any named attorney, but has if I have any doubt concerning the transaction or these
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Buyer:	
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By: Lee A. Arnold, President	
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Seller;	
Rebecca M. Janes	Donna Clara Meier ANGU MSephi Varafrey Stephen Joseph Vaudrey
Susan Mary Elizabeth Stancliff	Stephen Joseph Vaudrey
Date: 3-8-18	,

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[] Wire p	rocceds to:	
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I have had	d adequate time and opportunity d to in these instructions.	to read and understand these instructions and all other
Buyer:	#1/1/	
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ate:		
Seller:		
Rebecca M. Janes		Donna Clara Meier
Susan Mary Elizabe	th Stancliff	Stephen Joseph Vaudrey
Date:		

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The follow	ing is part	of the Purchase and Sale	Agreement dated Februs	ry 17, 2018		1
between _		d Investment Corp				("Buyer") 2
	Buyer		Buyer			(,,
and	Lola M	Howard				("Seller") 3
	Seller		Seller			(, (
concerning		E Sanson	Spokane	WA		(the "Property"). 4
	Address		Chy	Slate	Žip	(
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ALL OTHER TERMS AND CONDITIONS of sald Agreement remain unchanged.

3/3/18
Buyer's Initials Date Buyer's Initials Date

Seller's Initials

Date

Seller's Initials

Date

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

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	Buyer		Buyer		 	("Buyer")2
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concerning	1020	E Sanson	Spokane	WA	99207	(the "Property"). 4
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

Date

Seller's initials

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

etween _	Secured	Investment Corp				///Deventor
	Buyer		Buyer			("Buyer") 2
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

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Date

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

			Agreement dated Febru	ary 17, 2015	1
between _	Buyer	d Investment Corp	Buyer		("Buyer") 2
and		Howard			("Seller") 3
	Seler		Suler	- 	(Seliei) 3
concerning	1020	E Sanson	Spokane	WA 99207	(the "Property"), 4
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

Date

Date



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Page 1 of 5 RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT

SPECIFIC TERMS 2/20/2018 February 17, 2018 Offer Expiration Date: MLS No.: Buyer: _Secured Investment Corp A corporation Lola M Howard Property: Legal Description attached as Exhibit A. Tax Parcel No(s).:36324.0609 WA Spokane 99207 1020 E Sanson Spokane Included Items: E stove/range; I refrigerator; I washer; I dryer; I dishwasher; I hot tub; I fireplace insert; 🗆 wood stove; 🗅 satelilte dish; 🗅 security system; 🗅 attached television(s); 🗅 attached speaker(s); 🗹 microwave; **E**generator; O other Twelve Thousand Five Hundred 6. Purchase Price: \$ 12,500.00 Dollars □ Check; □ Note; ☑ Other Cash to Seller (held by □ Selling Firm; □ Closing Agent) 7. Earnest Money: \$ 100.00 8. Default: (check only one) U Forfeiture of Earnest Money; U Seiler's Election of Remedies 9. Title insurance Company: Baines Title and Escrow 10. Closing Agent: Baines Title and Escrew (lanoitoo) laubivibni Company 2/23/2018 ; Possession Date: III on Closing; I Other 11. Closing Date: 12. Services of Closing Agent for Payment of Utilities: Requested (attach NWMLS Form 22K); Waived 13. Charges/Assessments Levied Before but Due After Closing: 2 assumed by Buyer, D prepaid in full by Seller at Closing 14. Seller Citizenship (FIRPTA): Seller 🔾 is; 🗹 is not a foreign person for purposes of U.S. income taxation 15. Agency Disclosure: Selling Broker represents: ☑ Buyer; ☐ Seller; ☐ both parties; ☐ neither party Listing Broker represents: Seller; both parties 16. Addenda: Date Şeller's Signature Date Seller's Signatura Date Buyer's Signature Sellar's Address Buyer's Address City, State, Zip City, State, Zip Phone No. Fax No. Phone No. Fax No. Seller's E-mail Address Buver's E-meil Address 872 Keller Williams Spokane - Main MLS Office No. MLS Office No. Listing Firm Salling Firm Lee Arnold 15079 MLS LAG No. Listing Broker (Print) MLS LAG No. Seiling Broker (Print) 509-458-4000 509-458-4001 509-458-4000 Firm Fax No. Broker Phone No. Firm Fax No. Firm Phone No. Broker Phone No. Firm Phone No. firmbroker@kwspokane.com Listing Firm Document E-mail Address Selling Firm Document E-mail Address lee@securedinvestmentcorp.com Listing Broker's E-mail Address Selling Broker's E-mail Address 25890 51965 Listing Broker DOL License No. Listing Firm DOL License No. Selling Broker DOL License No. Selling Firm DOL License No.



Form 21
Residential Purchase & Sale Agreement
Rev. 2/17
Page 1 of 5
RESIDE

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT SPECIFIC TERMS

Date: February 17, 2018	MLS No.:	Offer Expiration Date:	2/20/2018
Buyer: Secured Investment C	Corp , ,		A corporation
Seller: Buyer Lola M Howard	Street A. B. Street	Si lana a ca	etus -
Seller: Eola W. Howards V	7 8eller	W. Jarres	
Property: Legal Description atta	ached as Exhibit A. Tax Parcel N	lo(s).:36324.0609	
1020 E Sanson	Spokane	Spokane	WA 99207
Address	City	County	State Zip
Included Items: & stove/rang wood stove; a satellite die generator; a other	ge; □ refrigerator; □ washer sh; □ security system; □ attr	; 🗖 dryer; 🗖 dishwasher; 🗖 ho ached television(s); 🗖 attached t	t tub; Effreplace insert; speaker(s); Emicrowave;
Purchase Price: \$ 12,500.00		nd Five Hundred	Dollars
Earnest Money: \$ 100.00	Check; 🚨 Note; 🗹 Othe	Cash to Seller (held by 🛘 Se	illing Firm; • Closing Agent)
Default: (check only one) 🗆 Fo	orfeiture of Earnest Money; 🛚 Se	iller's Election of Remedies	
Title Insurance Company: B	aines Title and Escrow		
Closing Agent: Baines Title	and Escrow		THE RESIDENCE OF THE PARTY OF T
- Company			
. Closing Date: <u>2/23/2018</u>		ate: 🗹 on Closing; 🛭 Other 🔼	
. Services of Closing Agent fo	r Payment of Utilities: 🔲 Requi	ested (attach NWMLS Form 22K); (3 Waived
. Charges/Assessments Levied	Before but Due After Closing:	🗹 assumed by Buyer; 🔾 prepaid in f	ull by Seller at Closing
		erson for purposes of U.S. Income t	
v. Gener Guzenanij (FRG IA):		Seller; 🔾 both parties; 🔾 neither pa	arty.
5. Agency Disclosure: Selling P	Broker represents: 🖸 Seller; 🗖 1	both parties	ucy
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6. Addenda:			
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Buyer's Signature	Date	Selier's Signature	Dau
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Buyar's Address		Odilai s Lindiass	
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Phone No.	Fax No.	Phone No.	Fax No
Buyer's E-mail Address		Seller's E-mail Address	
Keller Williams Spokane - Ma		1 Jelles Gless	MLS Office N
Selling Firm	MLS Office No.	Listing Firm	MITO OHIO IA
Lee Arnold	15079	Listing Broker (Print)	MLS LAG No
Selling Broker (Print)	MLS LAG No.	rishing brown (Print)	WILD LAG ING
	58-4000 509-458-4001 Phone No. Firm Fax No.	Firm Phone No. Sroke	Phone No. Firm Fax N
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firmbroker@kwspokane.com		Listing Firm Document E-mail Addre	···
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Selling Broker's E-mail Address 25890 Selling Broker DOL License No.			Listing Firm DOL Ucansa 8



Selling Broker DOL License No.

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Listing Firm DOL License No.

	7. 2/17 ps 1 of 5		RESIDENTI	AL REAL E	STATE PURC	TERMS				
1.	Date:	February 17	2018	MLS No.: _			Offer Expir	ation Date: _	2/20/201	8
2.	Buyer:	Secured Inves	tment Corp	- /- / 5				Siatu		rporation
3.	Seller:	Buyer Lol a M. How e	rd R.Z	2/17/18 d	bacca 1	M. Joon	<u> </u>			
4.	Bronart	seier in Local Descr	ntion attached	d oe Evhihit A	. Tax Parcel N	In(a) -36324	4.0609			
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	1020	E Sanson			Spokane		County	UKALLE	State	Zlp
5.	Include	nd Items: 🗹 s I stove; 🔲 sa rator; 🗀 other	tellite dish; 🖠	security s		ached telev	rision(s); U ————	her; 🚨 hot (attached sp	ub; E ffire eaker(s);	eplace insert; Emicrowave;
6.	Purcha	se Price: \$ <u>12</u>	,500.00	T	velve Thousar	nd Five Hu	ndred			Doilare
7.	Earnes	t Money: \$ <u>100</u>	0.00	☐ Check; ☐	l Note; <mark>면</mark> Othe	Cash to	Seller (he	eld by 🛚 Selli	ng Firm; 🗆	Closing Agent)
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13	3. Charge	s/Assessment	s Levied Bef	ore but Due /	After Closing: 0	I assumed	by Buyer; 🗖	prepaid in full	by Seller a	t Closing
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••	. Maile	y piadioadio.	Listing Broke	r represents:	☐ Seller; ☐ t	both parties			•	
	Buyer's Sign	en the state of th	7	2/1	7/18 Date	Sellera Sellera	Signature	1 James dry Ely	c &	2/17/2019 Date 1/2/1/2019
_	Buyar's Add	4/3/27				Seller's	Address			
•	City, State,	2lp				City, Sta	te, Zip			
	Phone No.	<u>;</u>			Fax No.	Phone N	lo.	*		Fax No.
	Buyer's E-n	nali Address				Seller's	E-mail Address			
	-	illiams Spoka	ne - Main	17	872					
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1	Lee Arne				15079					
	Selling Bro				MLS LAG No.	Listing 6	Broker (Print)			MLS LAG No.
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		ker@kwspoka		<u> </u>		I lalles !	Elm Deciment	E-mail Address		
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Selling Firm DOL License No.

Listing Broker DOL License No.



Form 21
Residential Purchase & Sale Agreement
Rev. 2/17
Page 1 of 5
RESIDE

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT SPECIFIC TERMS

1.	Date:	February 17, 2018	MLS No.:	SPECIFIC I		Offer Expira	tion Date: _	2/20/20	18
2.	Danien	Secured Investment Corp						Αc	orporation
۷.		Current	walles I. D.	Buyer. A	. 1		Slatu		
3.		Lola M Howard		Baller N	_				
4.	Propert	y: Legal Description attache	d aa Exhibit A	A. Tax Parcel No	_{D(8).;} 3 <u>632</u>	4.0609			
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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT **GENERAL TERMS**

Continued

- Purchase Price. Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement.
- Earnest Money, Buyer shall deliver the Earnest Money within 2 days after mutual acceptance to Selling Broker or to Closing Agent. If Buyer delivers the Earnest Money to Selling Broker, Selling Broker will deposit any check to be held by Selling Firm, or deliver any Earnest Money to be held by Closing Agent, within 3 days of receipt or mutual acceptance, whichever occurs later. If the Earnest Money is held by Selling Firm and is over \$10,000.00 it shall be deposited into an interest bearing trust account in Selling Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Selling Firm for bank charges and fees in excess of the interest earned, if any, if the Earnest Money held by Selling Firm is over \$10,000.00 Buyer has the option to require Selling Firm to deposit the Earnest Money Into the Housing Trust Fund Account, with the 12 Interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer does not complete an IRS 13 Form W-9 before Selling Firm must deposit the Earnest Money or the Earnest Money is \$10,000.00 or less, the Earnest 14 Money shall be deposited into the Housing Trust Fund Account. Selling Firm may transfer the Earnest Money to Closing 15 Agent at Closing. If all or part of the Earnest Money is to be refunded to Buyer and any such costs remain unpaid, the 16 Selling Firm or Closing Agent may deduct and pay them therefrom. The parties instruct Closing Agent to provide written 17 verification of receipt of the Earnest Money and notice of dishonor of any check to the parties and Brokers at the 18 addresses and/or fax numbers provided herein.

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- Condition of Title. Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or 46 unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Monetary encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate 49 Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after 50 acquired title.
- Title Insurance. Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current 52 ALTA form of Homeowner's Policy of Title Insurance for One-to-Four Family Residence, from the Title Insurance 53 Company. If Seller previously received a preliminary commitment from a Title Insurance Company that Buyer declines 54 to use, Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party 55 applying for title insurance shall pay any title cancellation fee, in the event such a fee is assessed. If the Title Insurance 56 Company selected by the parties will not issue a Homeowner's Policy for the Property, the parties agree that the Title 57 Insurance Company shall instead issue the then-current ALTA standard form Owner's Policy, together with homeowner's additionald Refection and inflation protection endorsements, if available. The Title insurance Company 59

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT **GENERAL TERMS**

Continued

- Purchase Price. Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement.
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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMEN **GENERAL TERMS**

Continued

- Purchase Price. Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement.
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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT **GENERAL TERMS**

Continued

- Purchase Price. Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement.
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Page 3 of 6

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT **GENERAL TERMS**

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shall send a copy of the preliminary commitment to Seller, Listing Broker, Buyer and Selling Broker. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in the Policy and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to walve such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title.

Closing and Possession. This sale shall be closed by the Closing Agent on the Closing Date. If the Closing Date falls 67 on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, 68 the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when 69 70 the county recording office is closed. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. Seller shall deliver keys and garage door remotes to Buyer on the Closing Date or on 71 the Possession Date, whichever occurs first. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. 72 Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is entitled to 73 74 possession. Seller shall either repair or replace any system or appllance (including, but not limited to plumbing, heat, electrical, and all Included Items) that becomes inoperative or malfunctions prior to Closing with a system or appliance of at least equal quality. Buyer reserves the right to walk through the Property within 5 days of Closing to verify that 76 Seller has maintained the Property and systems/appliances as required by this paragraph. Seller shall not enter into or 77 modify existing leases or rental agreements, service contracts, or other agreements affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld. If 79 possession transfers at a time other than Closing, the parties shall execute NWMLS Form 65A (Rental Agreement/Occupancy Prior to Closing) or NWMLS Form 65B (Rental Agreement/Seller Occupancy After Closing) (or 81 alternative rental agraements) and are advised of the need to contact their respective insurance companies to assure 82 appropriate hazard and liability insurance policies are in place, as applicable.

RCW 19.27.530 requires the seller of any owner-occupied single-family residence to equip the residence with a carbon monoxide alarm(s) in accordance with the state building code before a buyer or any other person may legally occupy the residence following the sale. The parties acknowledge that the Brokers are not responsible for ensuring that Seller compiles with RCW 19.27.530. Buyer and Seller shall hold the Brokers and their Firms harmless from any claim 87 resulting from Seller's fallure to install a carbon monoxide alarm(s) in the Property.

- Section 1031 Like-Kind Exchange. If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the purposes of completing a reverse exchange.
- Closing Costs and Prorations and Charges and Assessments. Seller and Buyer shall each pay one-half of the 96 escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such 100 delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, 101 prior to Closing, Seller obtains a written statement from the supplier as to the quantity and current price and provides 102 such statement to the Closing Agent. Seller shall pay all utility charges, including unbilled charges. Unless waived in 103 Specific Term No. 12, Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy 104 unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and addresses of all utilities 105 providing service to the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or 108 equivalent).

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or 108 other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that 109 are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid 110 as agreed in Specific Term No. 13. 111

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Page 3 of 5

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT **GENERAL TERMS**

Continued

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Page 3 of 6

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT **GENERAL TERMS**

Continued

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Date Buyer's Initials

Page 3 of 5

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMEN **GENERAL TERMS**

Continued

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Seller's Initials

Page 4 of 5

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT GENERAL TERMS

Continued

- J. Seller Citizenship and FiRPTA. Seller warrants that the identification of Seller's citizenship status for purposes of U.S. 117 income taxation in Specific Term No. 14 is correct. Seller shall execute a certification (NWMLS Form 22E or equivalent) 118 under the Foreign Investment in Real Property Tax Act ("FIRPTA") at Closing and provide the certification to the Closing 119 Agent. If Seller is a foreign person for purposes of U.S. income taxation, and this transaction is not otherwise exempt 120 from FIRPTA, Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service.
- k. Notices and Delivery of Documents. Any notice related to this Agreement (including revocations of offers or 122 counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed delivered 123 only when the notice is received by Seller, by Listing Broker, or at the licensed office of Listing Broker. Notices to Buyer 124 must be signed by at least one Seller and shall be deemed delivered only when the notice is received by Buyer, by 125 Selling Broker, or at the licensed office of Selling Broker. Documents related to this Agreement, such as NWMLS Form 126 17, Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, 127 and all other documents shall be delivered pursuant to this paragraph. Buyer and Seller must keep Selling Broker and 128 Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.

Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or 130 document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both Seiling 131 Broker and Seiling Firm or both Listing Broker and Listing Firm at the e-mail addresses specified on page one of this 132 Agreement; or (ii) Seiling Broker or Listing Broker provide written acknowledgment of receipt of the e-mail (an automatic 133 e-mail reply does not constitute written acknowledgment). At the request of either party, or the Closing Agent, the 134 parties will confirm facsimile or e-mail transmitted signatures by signing an original document.

- I. Computation of Time. Unless otherwise specified in this Agreement, any period of time measured in days and stated in this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the 137 last calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday 138 or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a 139 Saturday, Sunday or legal holiday. Any specified period of 5 days or less, except for any time period relating to the 140 Possession Date, shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on 141 a specific calendar date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, 142 Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the 143 next day that is not a Saturday, legal holiday, or day when the county recording office is closed. If the parties 144 agree upon and attach a legal description after this Agreement is signed by the offeree and delivered to the offeror, then 145 offer or counteroffer to the offeror, rather than on the date the legal description is attached. Time is of the essence of 147 this Agreement.
- m. Integration and Electronic Signatures. This Agreement constitutes the entire understanding between the parties and 149 supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 150 be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in electronic form has the same legal effect and validity as a handwritten signature.
- Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, 153 unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the 154 Buyer on the first page of this Agreement.
- Default. In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following 156 provision, as identified in Specific Term No. 8, shall apply:
 - Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the 158
 Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure.
 - Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 160 as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 161 damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 162 any other rights or remedies available at law or equity.
- p. Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a 164 certified public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for 165 such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement the prevailing party 166 is entitled to reasonable attorneys' fees and expenses.
- q. Offer. Buyer shall purchase the Property under the terms and conditions of this Agreement. Seller shall have until 9:00 168 p.m. on the Offer Expiration Date to accept this offer, unless sooner withdrawn. Acceptance shall not be effective until a 169 signed copy is received by Buyer, by Selling Broker or at the licensed office of Selling Broker. If this offer is not so 170 accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.

uyer's initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date

Page 4 of 5

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT GENERAL TERMS

NERAL TERMS Continued

- Seller Citizenship and FIRPTA. Seller warrants that the identification of Seller's citizenship status for purposes of U.S. 117 Income taxation in Specific Term No. 14 is correct. Seller shall execute a certification (NWMLS Form 22E or equivalent) 118 under the Foreign Investment in Real Property Tax Act ("FIRPTA") at Closing and provide the certification to the Closing 119 Agent. If Seller is a foreign person for purposes of U.S. income taxation, and this transaction is not otherwise exempt 120 from FIRPTA, Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service.
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Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or 130 document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both Selling 131 Broker and Selling Firm or both Listing Broker and Listing Firm at the e-mail addresses specified on page one of this 132 Agreement; or (ii) Selling Broker or Listing Broker provide written acknowledgment of receipt of the e-mail (an automatic 133 e-mail reply does not constitute written acknowledgment). At the request of either party, or the Closing Agent, the 134 parties will confirm facsimile or e-mail transmitted signatures by signing an original document.

- I. Computation of Time. Unless otherwise specified in this Agreement, any period of time measured in days and stated in this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the 137 last calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday 138 or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a 139 Saturday, Sunday or legal holiday. Any specified period of 5 days or less, except for any time period relating to the 140 Possession Date, shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on 141 a specific calendar date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, 142 Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the 143 next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. If the parties 144 agree upon and attach a legal description after this Agreement is signed by the offeree and delivered to the offeror, then 145 offer or counteroffer to the offeror, rather than on the date the legal description is attached. Time is of the essence of 147 this Agreement.
- Integration and Electronic Signatures. This Agreement constitutes the entire understanding between the parties and 149 supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 150 be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 151 electronic form has the same legal effect and validity as a handwritten signature.
- Assignment. Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, 153 unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the 154 Buyer on the first page of this Agreement.
- Default. In the event Buyer falls, without legal excuse, to complete the purchase of the Property, then the following 156 provision, as Identified in Specific Term No. 8, shall apply:
 - 1. Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the 158 Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure.
 - Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 160
 as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 161
 damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 162
 any other rights or remedies available at law or equity.
- p. Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a 164 certified public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for 165 such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement the prevailing party 166 is entitled to reasonable attorneys' fees and expenses.
- q. Offer. Buyer shall purchase the Property under the terms and conditions of this Agreement. Seller shall have until 9:00 168 p.m. on the Offer Expiration Date to accept this offer, unless sooner withdrawn. Acceptance shall not be effective until a 169 signed copy is received by Buyer, by Selling Broker or at the licensed office of Selling Broker. If this offer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.

Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date Seller's Initials

Page 4 of 5

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155

RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT **GENERAL TERMS**

Continued

- Seller Citizenship and FIRPTA. Seller warrants that the Identification of Seller's citizenship status for purposes of U.S. 117 income taxation in Specific Term No. 14 is correct. Seller shall execute a certification (NWMLS Form 22E or equivalent) 118 under the Foreign Investment in Real Property Tax Act ("FIRPTA") at Closing and provide the certification to the Closing 119 Agent. If Seller is a foreign person for purposes of U.S. income taxation, and this transaction is not otherwise exempt 120 from FIRPTA, Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service. 121
- Notices and Delivery of Documents. Any notice related to this Agreement (including revocations of offers or 122 counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed delivered 123 only when the notice is received by Seller, by Listing Broker, or at the licensed office of Listing Broker. Notices to Buyer 124 must be signed by at least one Seller and shall be deemed delivered only when the notice is received by Buyer, by 125 Selling Broker, or at the licensed office of Selling Broker. Documents related to this Agreement, such as NWMLS Form 126 17, Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, 127 and all other documents shall be delivered pursuant to this paragraph. Buyer and Seller must keep Selling Broker and 128 129 Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.

Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or 130 document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both Selling 131 Broker and Selling Firm or both Listing Broker and Listing Firm at the e-mail addresses specified on page one of this 132 Agreement; or (ii) Selling Broker or Listing Broker provide written acknowledgment of receipt of the e-mail (an automatic 133 e-mail reply does not constitute written acknowledgment). At the request of either party, or the Closing Agent, the 134 parties will confirm facsimile or e-mail transmitted signatures by signing an original document.

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- m. Integration and Electronic Signatures. This Agreement constitutes the entire understanding between the parties and 149 supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall 150 be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in 151 electronic form has the same legal effect and validity as a handwritten signature. 152
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 - Forfeiture of Earnest Money. That portion of the Earnest Money that does not exceed five percent (5%) of the 158 Purchase Price shall be forfelled to the Seller as the sole and exclusive remedy available to Seller for such failure.
 - Seller's Election of Remedies. Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages 160 as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual 161 damages, (c) bring sult to specifically enforce this Agreement and recover any incidental damages, or (d) pursue 162 163 any other rights or remedies available at law or equity.
- p. Professional Advice and Attorneys' Fees. Buyer and Seller are advised to seek the counsel of an attorney and a 164 certified public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for 165 such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement the prevailing party 168 167 is entitled to reasonable attorneys' fees and expenses.
- Offer. Buyer shall purchase the Property under the terms and conditions of this Agreement. Seller shall have until 9:00 168 p.m. on the Offer Expiration Date to accept this offer, unless sooner withdrawn. Acceptance shall not be effective until a 169 signed copy is received by Buyer, by Seiling Broker or at the licensed office of Seiling Broker. If this offer is not so 170 accepted, it shall lapse and any Earnest Money shall be refunded to Buyer. 171

Date Date Buyer's Initials Date

Page 5 of 5

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GENERAL TERMS

Continued Counteroffer. Any change in the terms presented in an offer or counteroffer, other than the insertion of or change to 172 Seller's name and Seller's warranty of citizenship status, shall be considered a counteroffer. If a party makes a 173 counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that 174 counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other 175 party, the other party's broker, or at the licensed office of the other party's broker. If the counteroffer is not so accepted, 178 it shall lapse and any Earnest Money shall be refunded to Buyer.

Offer and Counteroffer Expiration Date. If no expiration date is specified for an offer/counteroffer, the 178 offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, 179 180 unless sooner withdrawn.

Agency Disclosure. Seiling Firm, Selling Firm's Designated Broker, Selling Broker's Branch Manager (if any) and 181 Selling Broker's Managing Broker (if any) represent the same party that Selling Broker represents. Listing Firm, Listing 182 Firm's Designated Broker, Listing Broker's Branch Manager (If any), and Listing Broker's Managing Broker (If any) 183 represent the same party that the Listing Broker represents. If Selling Broker and Listing Broker are different persons 184 affiliated with the same Firm, then both Buyer and Seller confirm their consent to Designated Broker, Branch Manager 185 (if any), and Managing Broker (if any) representing both parties as dual agents. If Selling Broker and Listing Broker are 188 the same person representing both parties then both Buyer and Seller confirm their consent to that person and his/her 187 Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. All 188 parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency." 189

Commission. Seller and Buyer shall pay a commission in accordance with any listing or commission agreement to 190 which they are a party. The Listing Firm's commission shall be apportioned between Listing Firm and Selling Firm as 191 specified in the listing. Seller and Buyer hereby consent to Listing Firm or Selling Firm receiving compensation from 192 more than one party. Seller and Buyer hereby assign to Listing Firm and Selling Firm, as applicable, a portion of their 193 funds in escrow equal to such commission(s) and Irrevocably Instruct the Closing Agent to disburse the commission(s) 194 directly to the Firm(s). In any action by Listing or Selling Firm to enforce this paragraph, the prevailing party is entitled to 195 court costs and reasonable attorneys' fees. Seller and Buyer agree that the Firms are intended third party beneficiaries 196 197 under this Agreement.

Cancellation Rights/Lead-Based Paint. If a residential dwelling was built on the Property prior to 1978, and Buyer 198 receives a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMLS Form 22J) after 199 200 mutual acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter.

Information Verification Period. Buyer shall have 10 days after mutual acceptance to verify all information provided 201 from Seller or Listing Firm related to the Property. This contingency shall be deemed satisfied unless Buyer gives notice 202 Identifying the materially inaccurate information within 10 days of mutual acceptance. If Buyer gives timely notice under 203 this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

Property Condition Disclaimer. Buyer and Seller agree, that except as provided in this Agreement, all representations 205 and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. 206 The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations 207 under this Agreement and that none of the Brokers has agreed to independently investigate or confirm any matter 208 related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In 209 addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain 210 building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of 211 lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other 212 defects arising after construction, such as drainage, leakage, pest, rot and mold problems. Brokers do not have the 213 expertise to identify or assess defective products, materials, or conditions. Buyer is urged to use due diligence to 214 inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of defective 215 materials and evaluate the condition of the Property as there may be defects that may only be revealed by careful 216 inspection. Buyer is advised to investigate whether there is a sufficient water supply to meet Buyer's needs. Buyer is 217 advised to investigate the cost of insurance for the Property, including, but not limited to homeowner's, flood, 218 earthquake, landsilde, and other available coverage. Buyer and Seller acknowledge that home protection plans may be 219 available which may provide additional protection and benefit to Buyer and Seller. Brokers may assist the parties with 220 locating and selecting third party service providers, such as inspectors or contractors, but Brokers cannot guarantee or 221 be responsible for the services provided by those third parties. The parties shall exercise their own judgment and due 222 diligence regarding third-party service providers.

Date Buyer's Initials

Page 5 of 5

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT GENERAL TERMS

GENERAL TERMS
Continued

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Date

Buyer's Initials

Date

Buyer's Initials

Seller's initials

e Seller's Initials 3/7//)

Page 5 of 5

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT **GENERAL TERMS**

Continued

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Buyer's Initials

Date

Seller's Initials

Page 5 of 5

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT GENERAL TERMS

Continued

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Buyer's Initials Date

Buyer's Initials

Date

Seller sinitials Date

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ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The followin	g is part of the Purchase and Sale	Agreement dated Febru	ary 17, 2018	1
between	Secured Investment Corp			("Buyer") 2
	Buyer	Buyer		
and	Lola M Howard			_ ("Seller") 3
	Seller	Saller		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
concerning		Spokane	WA 99207	(the "Property"). 4
	Address	City	distin Zip	
IT IS AGRE	ED BETWEEN THE SELLER AND	BUYER AS FOLLOWS:		5
	ment is subject to review of title nt obligations in an amount not		standing liens, judgm	ents, fines or code 6 7 8
Subject to	Physical inspection by Lee Arno	ld within 24 hours of settl	lement.	9
				10 11
Subject to	title company's ability to pull tit	le and close within 7 days	ot mutuat acceptance	12
				13
Seller is n	ot represented by agency and is e	encouraged to seek legal c	ouncil or agency at se	10
Saller is to	receive cash at closing in the an	nount of \$12.500. All closi	ing costs above \$12.50	16 00 will be paid by 17
buyer	i i com at closing in mo an	101111 01 02.2,0001 121 1101		18
•				19
				20 21
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

31

Buyer's Initials:

Date

Buyer's Initials

Date

Seller's Initials

Date

Seller's Initials

Form 34 Addendum/Amendment to P&S Rev. 7/10 Page 1 of 1 ©Copyright 2010 Northwest Multiple Listing Service ALL RIGHTS RESERVED

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The followin	ig is part o	of the Purchase and Sale A	greement dated <u>Febru</u> s	ry 17, 2018	1	
between	Secure	l Investment Corp			("Buyer") 2	
_	Buyer		Buyer			
and	Lola M	Howard			("Seller") 3	į
	Soller		Saller			
concerning	1020	E Sanson	Spokane	WA 99207	(the "Property"). 4	ļ
30,100,1111.9	Address		City	State Zip		
					Ę	5
IT IS AGRE	ED BETV	VEEN THE SELLER AND	BUYER AS FOLLOWS:		`	•
This agree	ement is s	ubject to review of title a	nd elimination of all outs	tanding liens, judgn	ents, fines or code	3
enforceme	ent obliga	tions in an amount not to	exceed \$5,000.		•	7
Subject to	Dhweicol	inspection by Lee Arnol	d within 24 hours of settl	ement.	•	B 9
publeet to	i i iiyətçai	mapecaon by nec minos	& William T L Transport		1	0
Subject to	title con	ipany's ability to pull titl	e and close within 7 days	of mutual acceptant	e. 1 1	
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Caller is =	at vanyas	ented by agency and is e	nconreged to seek legal co	nuncil or agency at s	ellers expense.	
Seifer is ii	or rebres	ented by agency and is co	ICOMI BEEN SO SCOTT 108mm a.	or ng-n-y		5 6
Seller is t	o receive	cash at closing in the am	ount of \$12,500. All closi	ng costs above \$12,5	00 will be paid by $_{-1}$	7
buyer					1	8
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					2	21
Lee Arno	ld is the	CEO of Secured Investm	ent Corp. (SIC). He sits	on the board of two	private equity funds	.2 23
managed	DV SIC:	Securea Investment migi	i vieta viina i viia secut	SIT THAESTHICHT TINEM	TICKE FERENCE AND AT	24
portion o	f the equ	ity funds are utilized for Iember of Escalade Prop	the purchase, renovation	and resale of distremany, w	which holds	25 26
distresse	d nroneri	ies. He is the owner of A	rnold Professional Holdi	ngs, a licensed, bond	led and insured	20 27
General	Contract	or contracted to oversee	construction on distresse	d properties. Lee Ai	rnold is a licensed	28
real estat	te agent v	vith Keller Williams Spol	kane and the managing n	nember of The Lee A	rnold Team, the	29 30
listing ag	ent for th	ie Seller.				JU

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31

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Date

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Date

pré Initials Date

Seller's Initials

Form 34 Addendum/Amendment to P&S Rev. 7/10 Page 1 of 1 ©Copyright 2010 Northwest Multiple Listing Service ALL RIGHTS RESERVED

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and	Lola M	Howard			("Seller") 3	
	Saller	44	Seller			
concerning	1020	E Sanson	Spokane	WA 99207	(the "Property"). 4	
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			BUYER AS FOLLOWS:			
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is the Ma	naging M	lember of Escalade Pro	perties, LLC, a real estate h Arnold Professional Holding	oioing company, w	ed and insured 2	!6 !7
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real estat	e agent w	ith Keller Williams Sp	okane and the managing me	mber of The Lee A	rnold Team, the 2	29
listing ag					2	30

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

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Date

Buyer's initials

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anu	Soller		Seller				
concerning	10 20	E Sanson	Spokane	WA	99207	(the "Property")). 4
oor looming ,	Address		City	State	Žĺρ		
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Lee Arnol	d is the	CEO of Secured Investm	nent Corp. (SIC). He sits	on the boar	d of two p	rivate equity lund	23
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is the Mai	naging N	lember of Escalade Proj	perties, LLC, a real estate Arnold Professional Holdi	non a licen	mpany, wi	nch holds of and insured	26 27
Comerci	proper	hes. He is the owner of a	construction on distresse	d propertie	s. Lee Arr	old is a licensed	28
real estate	ouent a minimi	ut contracted to oversee with Kaller Williams Ann	kane and the managing n	nember of '	The Lee Ar	nold Team, the	29
lieting og	_		·			•	30

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eller's initials Date

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FIRST AMERICAN TITLE INSURANCE COMPANY Exhibit "A"

Commitment No.: 4259-3013870

Page 8 of 8

Vested Owner: Rebecca M. Janes as to a life estate and Walt N. Vaudrey as to the remainder

Real property in the County of Spokane, State of Washington, described as follows:

LOTS 10 AND 11, BLOCK 6, EAST KENWOOD, ACCORDING TO PLAT RECORDED IN VOLUME "F" OF PLATS, PAGE 23, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

Tax Parcel Number: 36324.0609

Situs Address: 1020 E Sanson Avenue, Spokane, WA 99207

BUYER

SELLER

SELLER

Commitment No.: 4259-3013870 Page 8 of 8

FIRST AMERICAN TITLE INSURANCE COMPANY Exhibit "A"

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Commitment No.: 4259-3013870 Page 8 of 8

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Tax Parcel Number: 36324.0609	
Situs Address: 1020 E Sanson Avenue, Spokane	e, WA 99207
BUYER	Seller (Super mary Digweb Stonely)
BUYER	SELLER

BUYER

BUYER

Commitment No.: 4259-3013870 Page 8 of 8

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SELLER

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First American Title