

CINEMA

A Clockhours by Angie Film

**FUN
FIRST
IN
SPOKANE**

HISTORY OF SPOKANE WASHINGTON

A Washington State Approved Real Estate School for Clock Hour
Education under R.C.W.18.85.

CORRESPONDENCE CLOCKHOURS

INSTRUCTIONS:

1. Print out the class.
2. Read the class material.
3. At the end of the material there is a quiz (all the answers are in the material that you have read).
4. Answer the questions.
5. Return to me the Quiz, evaluation, and a check for the class payable to **CLOCKHOURS BY ANGIE** or complete your credit/debit card information on the sheet provided.
6. Upon receipt, I will email you a certificate.

Disclaimer: I try extremely hard to have the latest known information on a subject in these classes, but the real estate industry is forever changing with latest updates all the time. The class materials are not intended for legal advice. In our State, items are handled differently in the different regions. If you have any concerns, please do not hesitate to contact me at 509-216-3220 or at clockhoursbyangie@gmail.com

COURSE OBJECTIVE:

Agent will have a better understanding of the history of Spokane.

With the knowledge of the many “firsts” in Spokane, Agent will be able to share so much information with their future clients.

After reviewing copies of old records, the agent will know exactly how we have progressed over the years.

Agent will have a better understanding of title, taxes and recording.

CURRICULUM

Session/Hours	Topics	Method of instruction
60 minutes	History of Spokane	Read material/discussion
60 minutes	Washington Land Records, recording and taxes and title. Attorneys, LPO's	Read material/discussion
45 minutes	Real estate agents, SAR, NAR	Read material/discussion
15 minutes	Notaries	Read material/discussion
		Read material/discussion
		Read material/discussion
		Read material/discussion

HISTORY OF SPOKANE

Before Spokane was founded in 1873, the Spokane Tribe of Indians inhabited much of northeastern Washington, almost 3 million acres to be more specific. The Spokane Tribe of Indians is one of the Interior Salish speaking tribes. They lived primarily along the banks of the Spokane and Columbia rivers. Spokane's ancestors are river people who lived by hunting, fishing, and gathering from the lands. Their diet mostly consisted of what was gained from the waterways, salmon, steelhead, eel, and shellfish. `

Chief Illim-Spokanee

The chief's name was Chief Illim-Spokanee. He was the leader of the tribe called the Sin-ho-man-naish or salmon-trout people. This tribe later became known as Middle Spokanes. Chief Illim-Spokanee was very respected by the fur traders. They named his tribe, the river he fished, and the country he lived in after him. That is how the city of Spokane, at first called Spokane Falls, got its name.

Children of the sun

From the Spokanes, we get our name, which means "Children of the Sun." Spokane became an incorporated City on November 29, 1881, encompassing 1.56 square miles. Back then, the city was known as Spokan Falls (with no "e") and had 350 residents.

Spokane Falls

The first American settlers, squatters J.J. Downing, with his wife, stepdaughter and S. R. Scranton built a cabin and established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney, two Oregonians passing through the region in 1873, recognized the value of the Spokane River and its falls. They realized the development potential and bought the claims of 160 acres and the sawmill from Downing and Scranton for \$4,000 total. Glover and Matheney knew that the Northern Pacific Railroad Company had received a government charter to build a main line across this northern route. By 1881 the Northern Pacific Railroad and the later additions to the city's railroad infrastructure by arrival of the Union Pacific. Great Northern and Chicago, Milwaukee, St. Paul and Pacific Railroads, Spokane became the commercial center of the Inland Northwest.

Post Falls, Idaho

With the benefits of a store, lumber and flour, more families began to settle on the southside of the river. Before long, Post pursued his original intention of establishing a mill farther up the river at what later became Post Falls, Idaho. Havermail arrived in 1875, replaced Post as the

millar at Spokane Falls. (During the early years, spelling of the city varied between Spokane and Sp9okane, and "Falls" was dropped in 1891.

Cannon and Browne

Among the settlers of the 1870s were Anthony M. Cannon (1839-1895 and John J. Browne (1843 – 1912), who bought half interest in Glover's property, including his store. Cannon became the first banker in Spokane Falls, and Browne set up a law practice. Along with Glover, they were active in real estate development. The year 1879 also saw the creation of Spokane County, carved out of Stevens County, with Spokane named temporary county seat.

Campbell, Clark, Paulsen, Hutton.....and Kirtland Cutter Mansions

In the post-panic recover, a new generation of wealthy leaders emerges, mostly mining or railroad men. Among them were Amasa B. Campbell, Patrick (Patsy)Clark, August Paulsen, Levin Hutton, D.C. Corbin, Jay P. Graves, John H. Finch, Robert E. Strahorn, and F. Lewis Clark Over the years they increased Spokane's inventory of Kirtland Cutter -designed mansions.

At this time, men who dealt in real estate did not call themselves realtors, and it was quite common for those with real estate for sale to open "investment offices" that also sold mining stocks and insurance or offered real estate loans.

Newspaper

Some of the newspapers published during the 1880's was consolidated under William H. Cowels, founding a family newspaper dynasty whose Spokanesman-Review continues to be present.

County courthouse

In 1893 the voters approved a \$250,000.00 bond issue to build a new county Courthouse on land donated by Civil War veteran Colonel David P. Jenkins. The Board of County Commissioners officially opened a competition for the best designs. The winner was Architect Willis Ritchie who completed a French chateau-style county courthouse in 1895.

First County Superintendent in Spokane

John J. Browne was born 4/28/43. His first career was teaching as a high-school teacher in Indiana. He decided he wanted to be an attorney and graduated in 1868. He moved to Spokane Washington and practiced law for seven years. He then closed his practice and then devoted his full attention to his real estate developments. When Spokane County was formed,

he became its first county superintendent. When he moved to Spokane, he built a home at 1717 W. Pacific, which is now known as Browne's Addition

FIRST HOSPITAL IN SPOKANE

Mother Joseph and Sister Joseph of Arimathea of the sisters of Providence heeded a plea from the Jesuit fathers and traveled to Spokane Falls in 1886 to build Sacred Heart Hospital. The sisters raised money to build the hospital by soliciting donations from local saloons and gambling halls. Mother Joseph (at age 63) supervised the entire construction project which was built between Browne and Bernard.

Founder of Father's Day

Sonora Smart Dodd presented a resolution to the Spokane Ministerial Alliance on June 6, 1910, to dedicate a day each year to honoring fathers. It was immediately approved. Dodd has been inspired to do this out of respect for her father who, after his wife's death, was left alone to raise six young children. Father's Day was then made to be observed on the 3rd Sunday of June. In 1916, President Woodrow Wilson acknowledged National Father's Day. It wasn't until 1971 that congress officially declared Father's Day a national holiday.

“FATHER OF SPOKANE”

James Nettle Glover is commonly referred to as the “Father of Spokane” He accompanied his wife Susan Tabiha Crump Glover, created the city after purchasing 160 acres of land giving chunks of it away to anyone who promised to build a business there. He promoted the growth of Spokane’s economy and founded several businesses of his own.

He separated from Susan and divorced her in 1891 in order to marry Esther Emily Leslie.

A year later he was forced to move to the residence at North Summit Boulevard as a result of financial instability. In the Panic of 1893, he ended up losing over \$1,500,000.00. Glove still managed to hire the most prominent architect in Spokane, Kirtland K. Cutter.

The following is a copy of a deed between Glover and Browne

- Glover and wife are the grantors.
- Dated 9/7/1879, filed 3/29/80, recorded 4/6/80.
- The consideration is \$7500 dollars.
- The language is: bargained, sell and convey.
- JJ Browne and heirs and assigns are the grantees.
- Legal is portion of 18-25-48
- County of Stevens
- Territory of Washington
- The handwriting is of the recorder in the recorder's office (I've seen many of these old deeds with this particular handwriting. Whoever it was would sign the Grantors name and the two witnesses.)

This Indenture Witnesseth That we J. M. Glover and P. S. Glover
 husband and wife for the consideration of twenty five hundred dollars
 to us paid, have bargained sold, and by these presents do bargain sell
 and convey unto J. J. Bronowski his heirs and assigns the following devised
 premises, to wit: One undivided fourth of the South half (1/2) of the
 South West quarter (1/4) and the North East quarter (1/4) of the South
 West quarter (1/4) and the South West quarter (1/4) of the South
 East quarter (1/4) of Section Eighteen (18) in Township Twenty five
 (25) North Range forty three (43) East, containing one hundred and
 fifty eight and 3/4 acres, together with the hereditaments appurtenances
 water powers water falls, and privileges thereunto appertaining. Said
 premises being in the County of Stevens and Territory of Washington
 Reserving however a certain tract of land containing forty two
 acres, heretofore deeded to Fudrick Post and described as follows:
 Commencing at the North West Corner of the North East quarter (1/4)
 of the South West quarter 1/4 of said Section, running thence East
 fourteen chains, thence South thirty chains, thence West fourteen
 chains, thence North thirty chains, to the place of beginning together with
 a strip of ground ten feet wide extending from Post's mill dam
 to the Spring run at the saw mill, thence up and along the ^{bank of} ~~run~~
 to above the dam and falls and the right for water from the falls

See off die Bann. S. miss Page 17

To fill the flume or race constructed upon said Strip for grist and flour-milling purposes. Reserving also Lot one (1) in Block three (3) Lots one and two (1+2) in Block four (4) Lot one (1) in Block five (5) Lots six seven nine and ten (6, 7, 9, 10) in Block nine (9) Lots one (1) three (3) five (5) six (6) seven (7) eight (8) and ten (10) in Block ten (10) Lots one (1) two (2) and three (3) in Block eleven (11) and Lot five (5) in Block twenty (20) in the town of Sporan Falls, Reserving also one undivided half of the Saw Mill on said land, and one half of the mill race leading to the same. I do have and do hold the said premises with their appurtenances unto the said J. Brown his heirs and assigns, that we are the owners in fee simple of said premises, that they are free from all encumbrances, and that we will warrant and defend the same from all lawful claims whatsoever.

Witness our hands and seals this fourth day of September A.D. one thousand eight hundred and seventy nine.

Witness
 J. F. Lockhart
 J. M. Jones
 J. N. Glover
 S. F. Glover

Territory of Washington
 County of Stevens

This Certifier that on this eighth day of September A.D. one thousand eight hundred and seventy nine before me the undersigned a Justice of the Peace in and for said County and Territory personally appeared the within named J. N. Glover and S. F. Glover whose names are subscribed to the foregoing instrument as parties thereto, personally known to me to be the individuals described in and who executed the within deed and acknowledged the same to be their free and deed; and I do further certify that I made known to S. F. Glover wife of the said J. N. Glover the contents of the foregoing instrument, and examined her separate and apart from her husband and upon said separate examination she acknowledged that she voluntarily of her own free will and without the fear or coercion from her husband, executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Filed for Record Oct. 29th 1881
 Recorded April 6th 1881
 J. M. Mosley Justice of the Peace
 County of Stevens

THE DAVENPORT HOTEL

This building has been known as Spokane's living room since its opening in 1914. Named for its first proprietor, Louis Davenport, the Davenport Hotel was the first hotel in the U.S. with air conditioning, a central vacuum system, pipe organ and dividing doors in the ballroom. It is also the place at which the first Crab Louis was created and served.

Closed in 1985, demolition was considered until local entrepreneurs Walt and Karen Worthy purchased the entire block in 2000 – spending two years and millions to make the Davenport Hotel, again, one of America's exceptional hotels.

Kirtland Cutter designed the Davenport so it would bring the world to Spokane.

Mr. Davenport was quoted to say 100 years ago:

“We wish you are so well pleased with your visit here that you will be glad you came, sorry to leave and eager to return.”

Some notable people who have visited the hotel:

Mary Pickford, Amelia Earhart, Charles Lindberg, Bob Hope, Bing Crosby, Elvis Presley.

Almost every U.S. President of the 20th century has visited, including several royalties.

More recently, Cher, Neil Diamond, Cuba Gooding Jr. Jerry Seinfeld and Sting.

Davenport Hotel deeds

The following pages are samples of the first and last deed for the Davenport Hotel

The Temporary Holding Company to Davenport Hotel Company

The document is dated November 21, 1912, but was not recorded until December 15, 1923
Was recorded at 8:41 AM by Spokane Title Co.

NOTE: there were no signatures or notary seals as we had no copy machines so the original signed document went to the purchaser and of record was file this that "typed" out the signature lines and anything on the notary signature.

MANY deeds were recorded between this deed and the last one which is:

Davenport Sun International Hotels and Properties, Inc, to Walter B. Worthy and Karen L. Worthy
Dated May 2000

379481
Warranty Deed.
The Temporary Holding
Company.

to
Davenport Hotel Company.
Filed Dec 15 1912.
8-41 A. M.
Req-Spokane Title Co.
R. W. Butler, Auditor.
F. M. Heywood, Dep.
Recorded Dec 21 1912.
C. P. Keenan, Dep.
Mail-Req-City.

This indenture, made this 21st day of November, A. D. 1912, by and between The Temporary Holding Company, a corporation, organized and existing under and by virtue of the laws of the State of Washington, party of the first part, and the Davenport Hotel Company, a corporation organized and existing under and by virtue of the laws of the State of Washington, party of the second part,

Witnesseth, that the said party of the first part; for and in consideration of the sum of five dollars, to it in hand paid by the said party of the second part; the receipt whereof is hereby acknowledged, and other good and valuable considerations, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns forever, all those certain tracts, pieces or parcels of land, lying and being in the County of Spokane, State of Washington, described as follows, to-wit:

All of lots one (1), two (2) three (3) and four (4), in block six (6), of Railroad Addition to the City of Spokane Falls (now Spokane), Spokane County, Washington.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof.

To have and to hold the same, all and singular the said premises, together with the appurtenances, unto the said party of the second part, its successors and assigns, forever, and the said party of the first part, for itself, its successors and assigns, does hereby covenant and agree to and with the party of the second part, its successors and assigns, that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid; that the same are free from all encumbrances, except one-half the taxes for the year 1911; also except a mortgage made and executed by Charles T. Lucas and Henrietta M. Lucas, to the Northwestern Mutual Life Insurance Company, dated October 26, 1903, on the North eight (80) feet of Lot three (3), in block six (6), of Railroad Addition to Spokane Falls (now Spokane), Washington, upon which there is still due and unpaid the sum of eight thousand dollars (\$8,000), which said mortgage the party of the second part hereby assumes and agrees to pay. And the above bargained and granted lands and premises in the quiet and peaceable possession of the said party of the second part, its lawful successors and assigns, against all persons lawfully claiming or to claim, the whole or any part thereof, the said party of the first part will warrant and defend, except as above stated.

In witness whereof, the Temporary Holding Company has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be hereto affixed the day and year first above written.

439

THE TEMPORARY HOLD-
ING COMPANY, INCOR-
PORATED JANUARY
1909. SEAL SPOKANE
WASH

The Temporary Holding Company,
By L. M. Davenport As its President.
Attest: W. J. C. Wakefield As its Secretary.

State of Washington,
County of Spokane. ss.

This certifies, that on this 21st day of November, A. D. 1912, before me the undersigned, a Notary Public in and for the State of Washington, personally appeared L. M. Davenport and W. J. C. Wakefield, to me known to be the President and Secretary respectively of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

A. W. Witherspoon
Notary Public, State of Washington.
Commission Expires
Sept. 23, 1916.

A. W. Witherspoon Notary Public,
Residing at Spokane, Washington.

COMPARED BY
I. C. BACON



4479834
Page: 1 of 3
05/12/2000 04:43P
Spokane Co. WA

AFTER RECORDING MAIL TO:
Walter B. Worthy
1330 N. Washington #3700
Spokane, WA 99201

Filed for Record at Request of
FIRST AMERICAN TITLE
Escrow Number: 13595-COM

144053 CBS & **Statutory Warranty Deed**

Grantor(s): Davenport Sun International Hotels and Properties, Inc., a Washington Corporation
Grantee(s): Walter B. Worthy, Karen L. Worthy
Abbreviated Legal: Lots 1-6 Block 6 and Lots 4-6 Block 16, RR Addn, records of Spokane County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 35192.0601, 35192.0602, 70.090813, 35192.0904, 35192.0905

THE GRANTOR Davenport Sun International Hotels & Properties, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Walter B. Worthy and Karen L. Worthy, husband and wife An undivided 53.85% Interest in the the following described real estate, situated in the County of Spokane, State of Washington:

Legal Description attached hereto and made a part hereof

Subject to Items of record which shall remain on title, as described on Exhibit A, attached.

Dated this 11th day of May, 2000

By Davenport Sun International Hotels and Properties, Inc., a Washington Corporation By Ronald Wai-Choi Ng, Director

By Jeffrey Wai-Kwong Ng, Director By _____
STATE OF WASHINGTON }
County of Spokane } SS:

I certify that I know or have satisfactory evidence that Ronald Wai-Choi Ng and Jeffrey Wai-Kwong Ng are the person s who appeared before me, and said person s acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the Director and Director of Davenport Sun International Hotels & Properties, Inc

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: May 2000



Paul J. Allison
Notary Public in and for the State of WASHINGTON
Residing at Spokane
My appointment expires: 6/19/2001 2/4/02

(3)

05/12/2000 CBS \$62,300.00 000006394

Benjamin Franklin wrote in a 1789 letter that "Our new Constitution is now established, and has an appearance that promises permanency, but in this world,

WASHINGTON LAND RECORDS

Early Washington State (Washington Territory until 1889) land records are largely federal records. They fall into three general categories:

Donation Land Claims

Homestead Records

Cash Sale Records

There are very few records for cash sales. The donation land claims and homestead records are much more informative because the applicants had to file paperwork with the federal government to prove that they had met the qualifications and should be given the land.

Donation Land Claim Act 1850

A Federal Land Grant entitled applicants to free land in Oregon and Washington Territory providing they settled in the Territories between 1850 and 1853, resided on the land, and cultivated it for 4 consecutive years.

Married women were also entitled to an additional share of the land in their own names.

The Act was extended into 1853. From 1853 – 1855 land in Washington and Oregon Territories was no longer offered for free; settlers had to pay \$1.25 per acre, were limited to 320 acres, but the residence requirement was reduced to two years.

OLD SURVEY MEASUREMENTS



Old surveys were often measured using a Surveyors Chain. These were literally made up of 100 links. Each **CHAIN** was 66 feet long. Each link was 0.666 of a measured in chains (abbreviate Ch) simply multiply the distance in chains by 66.

Another common unit of measurement was the **POLE**. The Pole is exactly what it sounds like, a wood pole which was 16.5' feet long. A Pole is sometimes called a "perch" on old surveys.

MILES

A mile is defined as being 5,280 feet in length.

AREA MEASUREMENTS

The standard unit of measuring land in the United States is **ACRE**.

An acre is equal to 43,560 square feet (Sq. Ft.) of area. An acre is also equal to 10 square chains (66x66x10 = 43,560 sq. Ft.) or 160 square rods (16.5x 16.5 x 16.5) there are exactly 640 acres in one square mile.

Units of Linear Measure

1 chain = 100 links

1 chain = 66 feet

1 mile = 80 chains

1 mile = 5,280 feet

Units of Area

1 acre = 10 square chains

1 acre = 43,560 square feet

1 square mile = 640 acres

Recording Fees

I was provided a copy of a deed that was recorded 1/3/33 in Spokane County and the recording fee was only 50 cents.

1137745C

455

567

131391A
Warranty Deed
Filed Jan 3 1933 2:51 PM
Req Spokane Title Co
Frank J. Glover, Aud
E. Froistad, Dep
Red by D. E. Crowley Dep

WARRANTY DEED

The Grantors T. E. Drury (also appearing in title as Torry Drury and Ted Drury) and Jean Drury, husband and wife of Spokane County of Spokane State of Washington for and in consideration of One Dollar and other valuable consideration Dollars, in hand paid, convey and warrant to Hilliard Holding Company the following described real estate, situated in the County of Spokane State of Washington:

COMPARED
WELLS & MURPHY

Lot Five (5) in Block Eighteen of SECOND ADDITION TO LIDGERWOOD PARK, in the City of Spokane, County of Spokane and State of Washington as per map thereof recorded in Book "T" of Plats, page 15, in the office of the County Auditor of said County.
DATED this 28th day of December 1932.

STATE OF WASHINGTON
COUNTY OF SPOKANE ss.

REV \$.50

T. E. Drury (Seal)
Jean Drury (Seal)

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 28th day of December 1932 personally appeared before me T. E. Drury and Jean Drury, husband and wife to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and official seal the day and year last above written.

: A. H. Hilbush Notary Public : A. H. Hilbush Notary Public
: State of Washington : for State of Washington
: Commission expires August 18 1933 : residing at Spokane

\$3.00 – I started my career in real estate in Spokane in October 1973 and it was a flat fee, no matter how many pages.

Then, the following are the amounts I remember, but don't know dates.

\$30.00 -not sure

\$81.00- not sure

\$104.00-not sure

\$203.50 effective 1/1/23

\$303.50 effective 1/1/24

Recording fees are set by the Washington State Legislature and are codified in Chapters 36.18 and 36.22 of the Revised Code of Washington (RCW)

Right now, the fee of \$303.50 is distributed as follows:

\$282.67 – State & Local Housing

11.83 - Local recording revenue

9.00 – State & Local Document/Historical Preservation

\$303.50

REVENUE STAMPS:

The United States issued a flood of revenue stamps, beginning in 1862. These stamps were not valid for postage; rather they were intended to indicate payment of a variety of taxes levied to help finance the Civil War.

The first revenue stamps in the United States were used briefly during colonial times. Long after independence, the first revenue stamps printed by the United States government were issued during the American Civil War, prompted by the urgent need to raise revenue to pay for the great costs incurred. After the war ended revenue stamps served to pay tax duties on items that under two main categories:

Proprietary Stamps paid tax duties with goods like alcohol and tobacco and were also used for various services.

Documentary Stamps paid duties on legal documents, mortgage deeds, stocks, and a fair number of legal dealings.

Beginning in 1862 the first revenue stamps were issued and would continue to be used for another hundred years or more. For the first twelve years, George Washington was the only subject featured on U.S. revenue stamps.

Revenue stamps were printed in many varieties and denominations and are widely sought after by collectors and historians.

Revenue stamps were finally discontinued for real estate transactions in Spokane on December 31, 1967.

EXCISE TAX:

From the establishment of Washington as a territory in 1853 until the Depression years of the 1930s, property tax was the principal revenue source for both state and local governments. With the passage of the Revenue Act of 1935 Washington began focusing on excise taxes such as the retail sales and use and the business and occupation tax.

By 1791 the United States suffered from significant debt incurred during the Revolutionary War. Secretary Hamilton, a Federalist supporting increased federal authority, intended to use the excise tax to lessen this financial burden.

Real estate excise tax (REET) is a tax on the sale of real property. All sales of real property in the state are subject to REET unless a specific exemption is claimed. The seller of the property typically pays the real estate excise tax, although the buyer is liable for the tax if it is not paid. Unpaid tax can be a lien on the transferred property.

REET also applies to transfers of controlling interest (50% or more) in entities that own real property in the state.

What are the funds used for?

Beginning Jan 1, 2020, through June 30, 2023, 1.3% of the state tax collected by counties is retained to cover administrative costs.

Of the net proceeds to the state:

- 1.7% goes to the public works assistance account.
- 1.4% goes to the city-county assistance account.
- 79.4% goes to the general fund.

• .

CURRENT EXCISE CHART IN WASHINGTON STATE:

State portion of

- **1.1%** for sales below \$525,000
- **1.28%** for sales between \$525,000 to \$1,525,000
- **2.75%** for sales between \$1,525,000 to \$3,025,000
- **3%** for sales over \$3,025,000
- **(And these are calculated as tiers up to)**
 - **And remember that is just the State's portion, now we will add to that the .25% or .50% the municipalities elect, so in our area below \$525,000 would be 1.1, 1.36 or 1.6.**

Here is a little history on sales tax:

What two things are sure in life? Death and Taxes. The idea of sales taxation is not a new idea. The sales tax idea was borne in ancient cultures but is only written in history as having started with roman emperor Augustus in 9AD and continuing until 60AD under Nero. It then disappears until about the 12th century when it reappears in Europe. The first formal laws in Europe were passed in 1292 by France of ½% to be collected on the sale of all goods except for food.

Modern Taxation in the United States was first proposed in 1862 during the Civil War as the Union government struggled with finding a way to pay for what appeared to be a long term and expensive civil war. The proposal was for 1% National tax. The tax bill was tabled and never was acted upon. Then in 1921 a national sales tax of 1% was again proposed to help pay for the debt incurred during World War I. Again, this measure was defeated, but not before tokens had already been produced. The tokens were supposedly all destroyed.

In 1921, West Virginia was the first state to pass legislation for a sales tax. In 1929 Georgia passed similar legislation but neither took the time to figure out how to enforce or implement the system, so there was no progress.

In 1933, eleven states passed legislation for sales tax and by 1940 over 30 states had enacted legislation and systems for sales tax collection due to the success of the early programs at generating revenue for the state. April 1 to May 10, 1933, Kewanee IL was the first city in the nation to produce and use sales tax tokens for a 3% tax. It is 16mm in diameter and made of copper. The Illinois state supreme court struck its use down and they were removed from circulation just a few weeks after issue. July 1 that same year a 2% sales tax was passed and the tokens again circulated.

Michigan and California passed similar legislation in 1933 followed by Ohio in 1934. In 1935 Washington State caused a stir when their tax laws were passed and implemented on May 21, 1935. **The US government and treasury department filed a suit against the State of Washington claiming the use of sales tax tokens as an assault on US coinage. The governor of Washington refused to back down and the issue was tabled by the government.**

On July 2, 1935, the Illinois state government issued state tax tokens. And the local tokens were removed from circulation slowly. July 10, just eight days later the State of Illinois was asked to cease the distribution of its round tokens because they were too much like US dimes. The state was forced to change the design. This resulted in the production of square pieces 16mm x 16mm.

On July 22nd, the United States government backed by President Roosevelt and Treasurer Secretary Henry Morgenthau proposed a 1/2 cent and a 1/10th cent coin in copper and aluminum respectively. These coins were never produced and the idea was effectively abandoned on August 21st.

In late July, New Mexico issued its tokens that it had held awaiting the US government resolution. In August Missouri issued its Milk-Cap tokens (called this because they resembled a milk cap and were produced in Kansas City by a prominent milk bottle cap manufacturer. On September 1, Colorado issued their tokens and in all 12 states issued sales tax tokens. Ohio, Kentucky, West Virginia, North Carolina, and Michigan issued paper stamp or punch card systems that are not considered to be part of the 12 state token issues.

Even when some state governments refused to issue sales tax tokens, many businesses issued them on their own to help their customers (e.g. California). Local issues are primarily associated with Washington and Illinois, but several other states including Kansas had a few.

An interesting fact is that Kansas was the first state to suspend token usage in July 1939 and Missouri was the last state to repeal the use of sales tax tokens from the books in 1961. Most states had already effectively stopped their usage after World War II. They lost favor during the war due to the additional complication of ration tokens and stamps.

TAX TOKENS, WHY WERE THEY NEEDED?

Merchants had to pay sales tax to the state on the total amount of sales made by the merchant during each day's sales. You can imagine that if the sales tax rate is 3% and a child buys a 10cents piece of candy there is no way to collect the three-tenths of one cent. If you rounded down that meant that the merchant could not collect anything for the tax. If you rounded up the state was gaining 7 tenths of a cent on every 10-cent sale. You can see that if the merchant sold 100 pieces of candy, he would lose 30 cents a day in tax revenue to the state, so the token was born. This allowed the merchant to take 11 cents for the first piece of candy and give change back in mills. The next time you wanted to buy a 10c candy you could present the merchant with the 10c and a token and complete the transaction. This allowed the merchant to collect the sales tax on each transaction.

There are over 500 different sales tax tokens that can be collected from 13 states.

HISTORY OF TITLE.

1. Opinions of Title

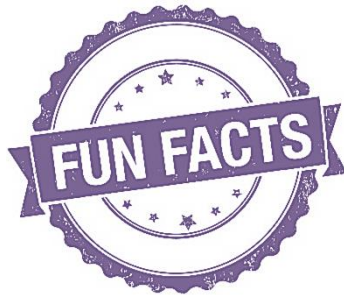
In the early days of our country, land was passed through generations of the same family. The record books maintained by each county were not easy to research. Many records were just kept by the families in their Bibles. Through history, land transfers became more complex and buyers began to hire attorneys to check the records, thus was born documents issued by attorneys called “Opinions of Title”.

2. Abstract of Title

An abstract of title is the condensed history of title to a particular parcel of real estate, consisting of a summary of the original grant and all subsequent conveyances and encumbrances affecting the property and a certification by the abstractor that the history is complete and accurate. In the United States, the abstract of title furnishes the raw data for the preparation of a policy of title insurance for the parcel of land in questions, except for in IOWA, where a Title Guaranty policy is issued instead of title insurance.

3. Title Plant (1948 was the first title plant)

In Washington State, most companies have “title plants”. Title Plants are a company’s own set of records so they don’t have to search the files at the County recorder’s office. The title plants can be in the main office or accessible from anywhere. Some title companies share plants. Property records are kept in books, maps, and microfiche. Most records are kept digitally and online.

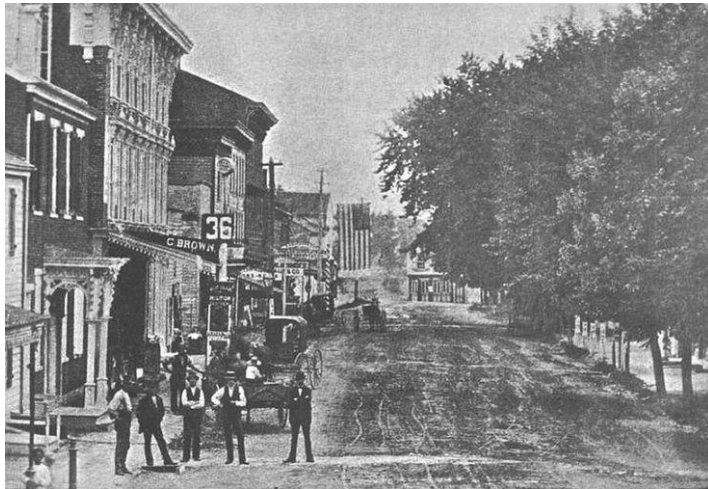


March 28, 1876, Joshua Morris of Philadelphia created the first title insurance company called Real Estate Title Insurance Company of Philadelphia. Morris’ aunt was the first customer.

1876: THE BIRTH OF TITLE INSURANCE

Title insurance was born because of the need to protect owners of real estate from challenges to their property titles. In the United States and in the rest of the world, before 1876, consumers did not have an option to buy title insurance. There was no such thing. Thousands of buyers and sellers ended up arguing over expensive title disputes. “Buyer Beware” (caveat emptor) – was the watchword of the real estate industry, and as is implied, a buyer was expected to research the validity of the seller’s purported title and was free to hire experts in researching records.

In the United States with the transition from being a colony of England to an independent nation, many real estate records were in dispute. Tracking back original records to colonial days reveals that King George acknowledged that much of what is now Pennsylvania rightfully belonged to the Iroquois.



Many innocent buyers lost their life savings when they invested it in real estate. The 1868 Pennsylvania Supreme Court case of Watson vs Muirhead (legal citation is 57 PA 161) was well-publicized and called public attention to the issues surrounding title problems. Muirhead had lost his investment at a sheriff’s sale because of an outstanding prior lien and he sued his conveyancer. The conveyancer had uncovered the lien, but represented the title as clear after an

attorney advised that the lien was not valid.

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The Court eventually ruled that conveyancers and attorneys could not be held liable for erroneous opinions based on professional standards of evaluation, and Muirhead lost his investment. As a result of the case, it became clear that something was needed to protect innocent investors from suffering the same fate and to encourage land purchases, development, and growth in America.

In 1874, the Pennsylvania legislature passed enabling legislation that would authorize the formation of indemnity companies to insure against losses where the validity of a title was at stake. A few short months prior to the United States’ Centennial, specifically on March 28, 1876,

a group of conveyancers led by Joshua H. Morris met in a building near Philadelphia's Independence Hall to incorporate the world's first title insurance company. The founders of the original company pledged that their new firm would "insure the purchasers of real estate and mortgages against losses from defective titles, liens, and encumbrances, "and they guaranteed that "through these facilities, transfer of real estate and real estate securities can be made more speedily and with greater security than heretofore." A short time later, the first title insurance policy was purchased by Morris' aunt, Martha Morris, who took out a \$1,500 policy to protect her loan on a home on North 43rd Street in Philadelphia. In that first year of business, The Real Estate Title Insurance

Company of Philadelphia issued 169 policies. The original Real Estate Title Insurance Company of Philadelphia for decades was known as Commonwealth Land Title Insurance Company and Lawyers Title Insurance Company bought it in 1998. Then, a merger to LandAmerica which then became Fidelity.

BUT THERE'S MORE.....

Here is another story, FROM CHICAGO ILLINOIS – **RUNNER UP**

In 1847, a law clerk named Edward A. Rucker devised a system to tract recorded documents relating to Cook County real estate. By the time the Great Chicago Fire devastated the city in 1871 there were three abstract companies that were able to save their records. These records resulted in the passing of the Burnt Records Act by Illinois Legislature and the records of the three companies were made admissible in all courts and were the cornerstone of the rebuilding of Chicago. The result was Title Guarantee and Trust Company issuing their first policy in 1888.

HISTORY OF ATTORNEYS AND THE BAR ASSOCIATION

History of the Washington State Bar Association

The Washington Bar Association was formed in January 1888, in the last year of the Washington Territory. In those days, all lawyers who had cases set for argument before the Supreme Court were required to be present at the beginning of the Court terms in January. Sometimes, lawyers were required to wait for days or weeks for their cases to be called on the calendar. In this setting, a group of lawyers met in the Supreme Court chambers in Olympia and decided to form the Washington Bar Association. The association originally consisted of 35 lawyers, and membership costs \$5 per year. At that time, it was a purely voluntary organization and did not include all lawyers admitted to practice.

In 1982, the Washington Supreme Court began licensing **Limited Practice Officers** to engage in the limited practice of law by selecting, preparing, and completing documents to effectuate real estate and real property closing transactions.

FIRST LAWYER IN SPOKANE

John J. Browne, known as JJ to his friends. After teaching for a few years, he decided to attend law school in 1868. He set up a law practice in Columbia City, then for 4 years in Kansas before he headed to the west. He moved his family to Spokane Falls in 1878. He met Cannon and together they made history. In 1879 he built his first home at 1717 W. Pacific. While he is regarded as Spokane's first attorney, he did not practice law for more than about 7 years, giving up the profession in 1885 to focus on his business ventures.

FIRST LAW FIRM IN SPOKANE

The oldest law firm in Spokane is Witherspoon Kelly, which started in 1887.

The second oldest law firm is Paine Hamblen in 1893.

REAL ESTATE AGENTS

Real estate agents in America have an extensive and storied past, interwoven with the nation's growth and economic development for more than two centuries. Early land sales and home construction can be traced back to the first European settlers.

Unfortunately, there are no records revealing who the first ever real estate agent was. The practice of real estate goes as far back as ancient Egypt. But in the country, it was not until the 1700s that real estate transactions began to take shape.

During this time, real estate practice was not regulated and no real estate licensing requirements existed. This lack of documentation makes it difficult to determine which man or woman was the first to facilitate a home sale as a real estate agent.

The roots of today's real estate brokerages and agencies emerged from the post-World War II housing boom. As returning soldiers sought to start households and realize the American dream, demand for housing exploded.

Spokane's Oldest Real Estate Company

By 1912, Arthur Jones has acquired the reputation as the owner of the oldest and largest real estate firm in the city of Spokane. In 1887 Jones moved to Spokane to be near his sweetheart, Ada Stinson. Following their marriage, he spent the rest of his life in Spokane, becoming involved in the real estate and insurance businesses.

Before this era, real estate transactions had been largely unregulated affairs. Oversight increased substantially in 1917 when California pioneered statewide real estate licensing.

This answered early calls for reform from the National Association of Realtors (NAR), then called the National Association of Real Estate Exchanges, after 1908 founding.

Real estate only developed into a formalized industry in the 20th century, the oldest American real estate agency dates even further back. Founded in 1855 in Chicago, Baird & Warner handled early mortgage lending prior to expanding into property sales and management.

Spokane Association of Realtors

The Spokane Association of Realtors was formed in 1911. Its purpose was to determine fair market value for both buyers and sellers. Its founding took place three years after the National Association of Real Estate Exchanges was formed.

According to records available, the first "Constitution and By-Laws" of the Spokane Realty Board was published on March 19, 1915.

ALICE HOUGHTON (1893)

In her era, she had the distinction of being the only woman in Spokane Washington who was actively engaged as a real estate dealer.

Alice A. Ide was born in Montreal, Canada, August 18, 1849. Her father was Frederick Ide, an architect. Alice was the fourth in a family of five daughters. In 1853 the family moved to Mondovi, Wisconsin and then to Durand, Wisconsin. In Durand, she received a liberal education.

In 1864 in Durand, she married Horace Eaton Houghton, an attorney of Mondovi who would later serve in the Washington State Senate. They had two children.

In September 1884, after suffering financial losses, the Houghtons moved to Spokane Falls, Washington. With her husband's health shattered, in the spring of 1887 she speculated in real estate in Spokane. The following year she opened a real estate office. It was the days when everywhere in the Western United States, real estate was "booming", and Houghton achieved a remarkable success, at one time owning property valued at more than \$100,000.00.

In 1888 she opened her company called MRS. ALICE HOUGHTON & CO. Her brokerage was known throughout Washington.

10 FACTS ABOUT WOMEN'S REAL ESTATE HISTORY

1. Women have been part of the real estate industry since its beginning in the late 1700s but in the early days, they mostly performed admin duties. By the late 1800s, women slowly started to move into the roles of brokers and agents.
2. According to the National Association of Realtors (NAR) history of women in real estate, when the Association first started in 1908, its membership was entirely male, despite 3,000 women working brokers nationally.
3. NAR's first female member joined in 1910. She was a broker from Seattle, Washington named Corrine Simpson
4. While NAR didn't bar women from joining, most local Associations did. Until the 1950s women were also restricted from being part of the real estate boards. For these reasons, the Women's Council of Realtors was established in 1938.
5. By 1978, women made up a majority of the NAR's membership.
6. Single women are 2x more likely to buy homes than single men.
7. 2/3rd of agents helping homebuyers are women.
8. According to NAR, as of May 2018, 63% of the agents are female.
9. Despite making up majority of the industry, women don't make it into executive positions. According to the Urban Land Institute's 2015 survey of women in leadership, only 14% of real estate CEOs were women, contributing to the wage gap in the industry.
10. In 2019, DMAR hosted its first WIRED (Women in Real Estate Denver) Summit to continue empowering women in the in

NOTARIES:

Notaries are public officials appointed by the governments of the 50 US states, the District of Columbia and five U.S. territories to serve their citizens as trusted impartial witnesses to document signings.

A Notary's geographic authority to perform notarizations is strictly limited to the boundaries of the appointing state or jurisdiction and to the term of the commission which may vary from two to ten years.

What are the qualifications to become a notary in Washington?

1. **Be at least eighteen years of age.**
2. **Be a citizen or permanent legal resident of the United States**
3. **Be a resident of or have a place of employment or practice in the state of Washington.**
4. **Be able to read and write English.**

HISTORY OF NOTARIES

The origins of Notaries can be traced to ancient Egypt – a time when making records official transactions became important to humanity. The following are a few snapshots of how Notaries and notarization played a key role in the development of governments, commerce, and organized society:

Ancient Egypt: 2750 – 2250 BC

Ancient Egyptian “sesh” or “Scribes” were established in the Old Kingdom and were the earliest known chroniclers of official communications in recorded history. The recording of events was so highly valued that Pharaoh Tutankhamen even included writing equipment in his tomb for the afterlife.

Roman Empire 535

The true ancestors of Notaries were born in the Roman Empire. Many regard history's first Notary to be a Roman slave named Tiro, who developed a shorthand system which he called “notae” for taking down the speeches of the famed orator Cicero. Other witnessing stenographers came to be known as “notarii and Scribae”. The notary or “notarius” as they were called served to prepare contracts, wills, and other important documents for a fee.

Notaries in Early America: 1600-1800

In Colonial America, only persons of high moral character were appointed as public Notaries to certify and keep documents safe. Their contributions to colonial life are largely seen as the reason American business became a huge success. For example, in colonial times Notaries were invaluable to trans-Atlantic commerce, as parties on both sides depended on them to be honest third parties in reporting damage or loss to a ship's cargo. While Notaries were held in very high regard during this time, life for Notaries in early America was anything but easy. Some were even killed for their involvement in authenticating official documents and recordkeeping as conflicting factions fought for control of the New World.

John Coolidge and Preside Calvin Coolidge: 1872-1933

John Coolidge was born in 1845 and was 78 years old when he came to fame as a Notary Public in Plymouth Notch, Vermont. His son was Calvin Coolidge, was elected Vice President under Warren G. Harding in 1921. When Harding died in 1924, Coolidge was sworn in as the 30th President of the United States by his father – the only president to ever be sworn in by a Notary.

HERE ARE SOME FACINATING HISTORIAL FACTS ON NOTARIES:

Notary of the Bedchamber – in the Middle Ages, Notaries were sometimes asked to witness the consummation of marriages involving royalty or members of the peerage.

To be or not to be – There is considerable evidence that Shakespear once worked for a Warwickshire Notary and later had repeated contact with other English Notaries. It is felt that he drew on these experiences to write such plays as “The Merchant of Venice”.

They didn't trust Columbus – Notaries accompanied Columbus on all his voyages just as they accompanied nearly all early Spanish explorers. The reason – King Ferdinand and Queen Isabella wanted to ensure that all discovered treasures were accounted for. On October 12, 1492, when Columbus first beheld the New World, a Notary names Rodrigo de Escobedo was on hand to document the landing on San Salvador Island in the Bahamas.

Papal Notaries – Notaries were once church officials appointed by the Pope. After Henry VIII separated England from the Church of Rome, the Archbishop of Canterbury commissioned Notaries in England and her American colonies.

First American Notary A Forger. The American Colonies' first Notary, Thomas Fugill, appointed in 1639 in the New Haven Colony, miserably failed to live up to his duties and was thrown out of office for falsifying documents.

Suffering Suffragettes. Not only could women not vote, but, until the early 1900s, women in America were also prohibited from becoming Notaries. U.S. Supreme Court Justice Oliver Wendell Holmes Jr. held that since there was no record of women holding the office in England it could not be affirmed that women were capable of being Notaries. Today, more than two thirds of America's Notaries are women.

Breakfast of Champions. When Wheaties executives asked baseball player Pete Rose to appear on a Wheaties box, he had to sign and swear in the presence of a Notary that he'd eaten the cereal ever since he was a kid.

Notarygate – Frank DeMarco, Jr., a California tax attorney/Notary was accused of fraudulently backdating forms relating to former President Richard M. Nixon's donation of papers to the National Archives to beat a tax deduction deadline.

How did I become a notary?

I arrived in Spokane on November 24, 1973, and went for a job interview the next day which was a Wed. the following two days would be Thanksgiving and black Friday. I was hired on 11/25/73 and asked if I could start the next day which was Thanksgiving. I asked my boss if I could have that day off because it was a holiday and he granted it but was not too happy about having to give me a vacation day with never working and said I must start at 8:00 the next morning as he wanted me to apply for my notary seal immediately.

I started work at 8:00 the next morning. Our office was the mezzanine of an old hotel in Spokane that had a full bar open from 7:00 am to 2:00 AM (Parsons Hotel at 1st and Jefferson)

He gave me a form to complete that said I needed to have 10 people sign, date, and put their address on the form that said they had known me for 5 years and I was a citizen in good standing with the community.

I just moved to Spokane from Connecticut! I knew no one. My boss said it would not be a problem and he proceeded to march me into the bar, which was full at the time and made an announcement to his customers that he needed 10 of them to sign this form for me. None of them knew me, but they all signed this form. My boss then signed it, had me sign it, and he notarized it and sent it to Olympia with \$10.00

I got my notary seal and have had it continuously for 50 years.

QUIZ FOR FUN FIRSTS IN SPOKANE

1	Spokane was founded in 1873	True	False
2	The Spokane Tribe of Indians chief was Chief Illim-Spokanee	True	False
3	Cannon and Browne were among the first settlers in 1870s.	True	False
4	The County courthouse was completed in 1895.	True	False
5	Father's Day was founded by Dodd from Spokane – a national holiday.	True	False
6	James Nettle Glover was referred to as "Father of Spokane"	True	False
7	The first ever "crab louis" was created in served at the Davenport Hotel.	True	False
8	Kirtland Cutter designed the Davenport Hotel.	True	False
9	Washington State was first known as Washington Territory.	True	False
10	Revenue stamps were affixed to deeds and mortgages years ago.	True	False
11	Tax tokens were a way to pay sales tax.	True	False
12	The first title plant was in 1948.	True	False
13	Spokane's oldest real estate company was in 1912.	True	False
14	Spokane Association of Realtors was formed in 1911.	True	False
15	Alice Houghton was the first woman agent in 1887.	True	False
16	NAR's first female agent joined in 1910.	True	False
17	Single women are 2x more likely to buy homes than single men.	True	False
18	A notary in Washington State must be at least 18 years old.	True	False
19	History of notaries can be traced back to ancient Egypt.	True	False
20	The only president to be sworn in by a notary was Harding, by his son.	True	False

I hereby attest that I have read the material and answered the questions.

Signature

Date completed.



**Mandatory Evaluation for
FUN FIRSTS IN SPOKANE**

Please fill out the following form and return with your completed clock hour class quiz.

Name/ Company: _____

Address: _____

City, State, Zip: _____

Phone: (personal) _____ (work) _____

Email: _____

License Renewal Date: _____

Signature: _____ Date: _____

1. What are 3 things that you learned from this course?

- 1. _____
- 2. _____
- 3. _____

2. Do you feel the clock hour material was easy to follow? _____

3. Did the material give you information to help you in your profession? _____

4. Will the material help you with future transactions? _____

5. Why did you choose to take this course? Topic __ Time __ Cost __ Ease __ Other__

6. How long did this class take you to complete? _____ (a "clock hour" is 50 minute)

How will you pay for this correspondence class?

____ cash ____ check ____ debit/credit information needed:

Card number _____ exp date _____

3 digits on back _____ zip code of where bill is mailed _____