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FILED  
CLALLAM COUNTY

JUN 08 2016

BARBARA CHRISTENSEN CLERK

IN THE SUPERIOR COURT OF WASHINGTON  
IN AND FOR THE COUNTY OF CLALLAM

In re Guardianship of:  
DAVID E. BRIGGS,  
Alleged Incapacitated Person.

Case No. No. 15 4 0042407

DECLARATION OF W. JEFF  
DAVIS IN SUPPORT OF  
CONFIRMATION OF PRIVATE  
SALE OF REAL PROPERTY

I, W. Jeff Davis, state that:

1. I am the attorney for Virginia Nelson, Guardian for the person and estate for the above referenced person

2. The Affidavit of Publication filed in this matter indicates the notice of the proposed private sale was published on May 18, 2016 and May 25, 2016 in compliance with RCW 11.56.080;

3. More than eight days has passed since notice was first published, and no offers to purchase the property or any other inquiry about the property have been received;

4. Two current market analysis (CMA) done by realtors for Town & Country and REMAX Metro opined that the real property had a high market value of \$175,000.00 although it could go as low as \$155,000.00. Ninety Percent (90%) of \$175,000.00 is \$157,500.00. True and correct copies of these CMA's are on file with the court. The proposed sales price is \$163,000.00 and therefore meets the test to confirm the sale.


DECLARATION OF W. JEFF DAVIS IN SUPPORT OF  
CONFIRMATION OF PRIVATE SALE OF REAL  
PROPERTY, Page 1 of 2

BELL & DAVIS PLLC  
PO Box 510  
433 N. Fifth Avenue, Suite A  
Sequim, Washington 98382  
(360) 683-1129 FAX (360) 683-1258

**COPY**

1 I declare under the penalty of perjury under the laws of the State of  
2 Washington that the foregoing is true and correct.

3 SIGNED and DATED in Sequim, Washington this 8<sup>th</sup> day of  
4 JUNE, 2016.

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6 \_\_\_\_\_  
7 W. JEFF DAVIS, WSBA#12246  
8 Attorney for Virginia Nelson, Guardian