

**BOISE, TUESDAY, JUNE 17, 2025, AT 1:30 P.M.**

**IN THE COURT OF APPEALS OF THE STATE OF IDAHO**

**Docket No. 52003**

<b>KIRSTEN MARIE ANDERSON,</b>	)
	)
<b>Plaintiff-Respondent,</b>	)
	)
<b>v.</b>	)
	)
<b>THE ESTATE OF DANIEL LEE</b>	)
<b>GOFFMAN, Bonner County Case No.</b>	)
<b>CV09-22-1611; RONALD A. GOFFMAN</b>	)
<b>and MICHAEL GOFFMAN, Co-Personal</b>	)
<b>Representatives,</b>	)
	)
<b>Defendants-Appellants.</b>	)
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Appeal from the District Court of the First Judicial District, State of Idaho, Bonner County. Hon. Lamont C. Berecz, District Judge.

Finney, Finney, & Finney, P.A.; Rex A. Finney, Sandpoint, for appellant.

DeFriez Law; Brian M. DeFriez, Caldwell, for respondent.

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The Estate of Daniel Lee Goffman (the “Estate”) appeals from the district court’s order granting Kirsten Marie Anderson’s motion for partial summary judgment. Anderson and Goffman were in a dating relationship that began in 2011. In 2013, Anderson purchased a parcel of real property solely in her name. In 2015, Anderson transferred the real property to herself and Goffman. To do so, Anderson signed a quitclaim deed which transferred her interests in the real property from herself as an individual to herself and Goffman as “joint tenants.” Several years later, the parties’ relationship ended, and they separated. On June 1, 2022, Anderson filed a lawsuit seeking partition of the property, claim and delivery, and declaratory judgment.

On October 11, 2022, Goffman passed away, and the Estate was substituted for Goffman in the lawsuit. Anderson then filed a motion for leave to amend her pleadings to assert a cause of action for quiet title, and the Estate stipulated to allow Anderson to amend her pleadings. Anderson amended her complaint to add a claim for quiet title and filed a motion for partial summary judgment; she argued that the quitclaim deed created a joint tenancy with a right of survivorship. The Estate opposed the motion, and the district court held a hearing on it. The district court then granted Anderson’s motion for partial summary judgment, finding that the quitclaim deed from Anderson to Anderson and Goffman created a joint tenancy with a right of survivorship. As a result, the district court held that the title to the property fully vested in Anderson.

On appeal, the Estate argues the district court erred by holding that the quitclaim deed transferring the property from Anderson to Anderson and Goffman created a joint tenancy with a right of survivorship. The Estate argues the district court abused its discretion by holding that Idaho's statutes overruled the common law requirement of the four unities. The Estate also argues the district court erred in holding that the four unities were present at the creation of the estate. Finally, the Estate argues that because the quitclaim deed did not contain the words "with right of survivorship," the quitclaim deed did not create a joint tenancy. Anderson argues that the district court correctly determined that the deed created a joint tenancy with a right of survivorship.