

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

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.

1 SELLER GRANTOR	Name <u>Cletus L. Scharnhorst</u>	2 BUYER GRANTEE	Name <u>Mary Louise Scharnhorst</u>
	Mailing Address <u>1043 University Street</u>		Mailing Address <u>1043 University Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Mary Louise Scharnhorst</u>		<u>1-124-00-008-0002-0000</u> <input type="checkbox"/>	
Mailing Address <u>1043 University Street</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston, WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>152400.00</u>	

4 Street address of property: 1043 University Street, Clarkston, WA 99403

This property is located in Clarkston

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
Th South Forty feet (S.40') of Lot Eight (8) and the North Thirty feet (N.30') of Lot Eleven (11) of University Addition to Clarkston, according to the recorded plat thereof.

5 Select Land Use Code(s):
11 - Household, single family units

enter any additional codes: _____
(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-202(4)
Reason for exemption Transfer of real property to a surviving spouse per Affidavit of Survivorship.

Type of Document Survivorship Affidavit
~~Quit Claim Deed~~ per Comm. Prop. Agmt

Date of Document 3/9/15

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	5.00
Total Due \$	10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Mary L. Scharnhorst</u>	Signature of Grantee or Grantee's Agent <u>Mary L. Scharnhorst</u>
Name (print) <u>Mary L. Scharnhorst</u>	Name (print) <u>Mary L. Scharnhorst</u>
Date & city of signing: <u>3/9/15 Clarkston, WA</u>	Date & city of signing: <u>3/9/15 Clarkston, WA</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

AFTER RECORDING MAIL TO:

Thomas L. Ledgerwood
Ledgerwood and Burns, PLLC
922 6th Street
Clarkston, WA 99403

Grantor: CLETUS L. SCHARNHORST, deceased
Grantee: MARY LOUISE SCHARNHORST
Legal: Part of Lots 8 & 11 of University Addition to Clarkston, according to the
recorded plat thereof.
Parcel No: 1-124-00-008-0002-0000

AFFIDAVIT OF SURVIVORSHIP
(Pursuant to Community Property Survivorship Agreement)

STATE OF WASHINGTON)
) ss.
County of Asotin)

MARY LOUISE SCHARNHORST, being first duly sworn upon her oath, deposes and
says:

1. That I am the surviving spouse of CLETUS L. SCHARNHORST who died on
February 23, 2015, then being a legal resident of Asotin County, Washington.

Note: A Death Certificate of decedent is attached hereto.

2. Your affiant does not intend to probate the estate of CLETUS L. SCHARNHORST
because of the existence of a Community Property Agreement.

3. The heirs at law of decedent, and their ages, relationship to decedent and current
addresses are as follows (including spouse, natural or adopted children, issue of any predeceased
child, and surviving parents, brothers and sisters of decedent):

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HEIRS AT LAW

<u>Name</u>	<u>Address</u>	<u>Relationship</u>	<u>Age</u>
Mary Louise Scharnhorst	1043 University Street Clarkston, WA 99403	Spouse	Legal
Carol Montague	10306 192 nd Avenue NE Redmond, WA 98053	Daughter	Legal
Ken Scharnhorst	1039 University Street Clarkston, WA 99403	Son	Legal
Dan Scharnhorst	1018 University Street Clarkston, WA 99403	Son	Legal
Marilyn Appleford	PO Box 92 Asotin, WA 99402	Daughter	Legal
Glenn Scharnhorst	2144 23 rd Street Clarkston, WA 99403	Son	Legal

4. All the debts of the decedent and/or the marital community, including but not limited to all expenses of decedent's last illness, funeral and burial, and all applicable federal and state succession or inheritance taxes, have been fully paid or provided for, except as follows:

None.

5. A true copy of Community Property Agreement dated April 6, 2001, and recorded on March 4, 2015, under Asotin County Auditor's Receiving No. 344144 is attached. The parties to the agreement were legally competent at the time of the agreement and executed no subsequent wills or agreements which would have the effect of abrogating or nullifying the agreement.

6. As of the date of death, the value of all of our community property was approximately \$ 220,000, decedent's half being approximately \$ 110,000. The decedent left no separate property.

7. Under the terms of the Community Property Agreement, title to all real property of the community vests immediately in the survivor upon the death of either party to the agreement. Among other items of community property was the following described real estate, situated in the County of Asotin, state of Washington:

Home and real property at 1043 University Street, Clarkston, Washington.

The South Forty Feet (S. 40') of Lot Eight (8) and the North Thirty Feet (N. 30') of Lot Eleven (11) of UNIVERSITY ADDITION to Clarkston, according to the recorded plat thereof.

Parcel No: 1-124-00-008-0002-0000

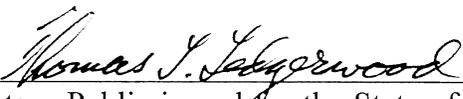
8. This affidavit is made to induce title insurance companies to issue their policies of title insurance on real property passing to the undersigned surviving spouse by virtue of the Community Property Survivorship Agreement in reliance upon the representations set forth above.

DATED: 9th day of March, 2015.


MARY LOUISE SCHARNHORST

SIGNED AND SWORN to before me this 9th day of March, 2015 by MARY LOUISE SCHARNHORST.




Notary Public in and for the State of Washington,
residing at Clarkston.
Appointment expires: 10/29/15

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2015-005475

DATE ISSUED: 02/26/2015

FEE NUMBER: 0000243381

GIVEN NAMES: CLETUS LEWIS
LAST NAME: SCHARNHORST

COUNTY OF DEATH: ASOTIN
DATE OF DEATH: FEBRUARY 23, 2015
HOUR OF DEATH: 01:57 A.M.
SEX: MALE
AGE: 90 YEARS

PLACE OF DEATH: NURSING HOME / LONG TERM CARE FACILITY
FACILITY OR ADDRESS: PRESTIGE CARE & REHABILITATION - CL
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

SOCIAL SECURITY NUMBER: [REDACTED]

RESIDENCE STREET: 1043 UNIVERSITY STREET
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403
INSIDE CITY LIMITS? YES

HISPANIC ORIGIN: NO, NOT HISPANIC
RACE: WHITE

COUNTY: ASOTIN
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 55 YEARS

BIRTHDATE: MARCH 14, 1924
BIRTHPLACE: GENESEE, LATAH CNTY, IDAHO

FATHER: CHRISTIAN FREDRICK SCHARNHORST
MOTHER: FRANCIS KASPER

MARITAL STATUS: MARRIED
SPOUSE: MARY LOUISE WHITMORE

METHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: VINELAND CEMETERY
CITY, STATE: CLARKSTON, WA
DISPOSITION DATE: FEBRUARY 28, 2015

OCCUPATION: SALES PERSON
INDUSTRY: MOVING
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
US ARMED FORCES? YES

FUNERAL FACILITY: VASSAR-RAWLS FUNERAL HOME
ADDRESS: 920 21ST AVENUE
CITY, STATE, ZIP: LEWISTON ID 83501
FUNERAL DIRECTOR: DENNIS W. HASTINGS

INFORMANT: MARY LOU SCHARNHORST
RELATIONSHIP: WIFE
ADDRESS: 1043 UNIVERSITY STREET, CLARKSTON, WASHINGTON 99403

CAUSE OF DEATH:

- A. RESPIRATORY FAILURE
INTERVAL: DAYS
- B. CHRONIC OBSTRUCTIVE PULMONARY DISEASE
INTERVAL: YEARS
- C.
INTERVAL:
- D.
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:
CONGESTIVE HEART FAILURE

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK?
PLACE OF INJURY:

MANNER OF DEATH: NATURAL
AUTOPSY: NO
AVAILABLE TO COMPLETE THE CAUSE OF DEATH? NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH? YES
PREGNANCY STATUS, IF FEMALE: NOT APPLICABLE

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

CERTIFIER NAME: WARREN ELLISON, MD
TITLE: PHYSICIAN
CERTIFIER
ADDRESS: 1221 HIGHLAND AVE
CITY, STATE, ZIP: CLARKSTON WA 99403
DATE SIGNED: FEBRUARY 24, 2015

STATUS OF DECEDENT, IF A TRANSPORTATION INJURY:
NOT APPLICABLE

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NJA
ATTENDING PHYSICIAN:
NOT APPLICABLE

ITEM(S) AMENDED: NONE

LOCAL DEPUTY REGISTRAR:
SUNDIE HOFFMAN
DATE RECEIVED: FEBRUARY 25, 2015

NUMBER(S): NONE
DATE(S): NONE

48200

Return Address:

Thomas L. Ledgerwood
Ledgerwood & Burns, PLLC
922 6th Street
Clarkston, WA 99403



I-15 CP
Pgs=2 Fee:\$73.00
MARY LOU SCHARNHORST

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

- 1. Community Property Agreement
- 2. _____
- 3. _____
- 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

- 1. Cletus L. Scharnhorst, _____
- 2. Mary Louise Scharnhorst, _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

- 1. Cletus L. Scharnhorst, _____
- 2. Mary Louise Scharnhorst, _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

48200

