

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>Maurice W. Sauer, deceased</u>	2 BUYER GRANTEE	Name <u>Gudrun M. Sauer</u>
	Mailing Address <u>PO Box 397</u>		Mailing Address <u>PO 397</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 type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Gudrun M. Sauer</u>		1-003-07-015-0004 <input type="checkbox"/>	
Mailing Address <u>PO Box 397</u>		1-132-00-054-0008 <input type="checkbox"/>	
City/State/Zip <u>Clarkston, WA 99403</u>		5-004-23-011-0002-0250 <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
List assessed value(s)			

4 Street address of property: 718 Highland Avenue AND 1327/1329 Commercial Way

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)
See attached legal descriptions

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"/>

6

	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 in accordance with a community property agreement

Type of Document Affidavit of Survivorship per CPA
Date of Document 5/21/15

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ 0.00
Excise Tax - State	\$ 0.00
<input type="checkbox"/> 0.0025 Local	\$ 0.00
*Delinquent Interest - State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ 0.00
*State Technology Fee	\$ 5.00
*Affidavit Processing Fee	\$ _____
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>Gudrun M. Sauer</u>	Signature of Grantee or Grantee's Agent <u>Gudrun M. Sauer</u>
Name (print) <u>Gudrun M. Sauer</u>	Name (print) <u>Gudrun M. Sauer</u>
Date & city of signing: <u>5/21/15 Clarkston, WA</u>	Date & city of signing: <u>5/21/15 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)).

Home and real property at 718 Highland Avenue, Clarkston, Asotin County, Washington

That portion of Lot 15 in Block 7 of South Clarkston, Asotin County, Washington, more particularly described as follows, to-wit: commencing at the Southwest corner of 15th Street of Block 7 South, Aforesaid, which is at the intersection on the North line of Highland Avenue and the East line of Eighth Street and is the point of beginning; thence East along the South boundary line of said Lot 15, Which is the North line of Highland Avenue, a distance of sixty-seven and one-half (67 1/2) feet; thence at right angles Northerly a distance of one hundred (100) feet; thence at right angles Westerly a distance of sixty-seven and one-half (67 1/2) feet to the East line of Eighth Street; thence at right angles Southerly along the East line of Eighth Street and the West line of said Lot 15 a distance of one hundred (100) feet to the place of beginning.

ALSO

That part of Lots 14 and 15 of Block Seven (7) South Clarkston, Asotin County, Washington: commencing at a point on the West boundary line of Lot 15 in Block 7 South of Clarkston, Asotin County, Washington, a distance of 100 feet from the Southwest corner of said Lot 15; thence Northerly along the west boundary line of lots 15 and 14 of said Block 7 South a distance of 50 feet; thence at right angles East on a line parallel with the South boundary line of said Lot 15 a distance of 68 3/4 feet; thence Southerly on a line parallel with the West boundary line of said Lots 14 and 15 a distance of 150 feet to the South boundary line of said Lot 15; thence Westerly on the South line of said Lot 15 a distance of 1 1/2 feet; thence Northerly on a line parallel with the West boundary line of said Lot 15 a distance of 100 feet; thence Westerly on line parallel with the South boundary line of said Lot 15 to the place of beginning.

Parcel No: 1-003-07-015-0004

Real property and storage units located at 1327 and 1329 Commercial Way, Clarkston, Asotin County, Washington, legally described as:

That part of the Northeast Quarter of Section 20, Township 11 North, Range 46, E.W.M., Asotin County, Washington, more particularly described as follows:

Commencing at the monument at the intersection of centerlines of 13th and Fair Streets; thence West along the centerline of Fair Street 380.0 feet; thence North 200.5 feet to the True Place of Beginning; thence continue North 170.0 feet; thence West 21.01 feet to a point of curve; thence around a curve to the left with a radius of 20.0 feet, 15.50 feet to a point of reverse curve; thence around a curve to the right with a radius of 50.0 feet, 70.93 feet; thence South 160.0 feet; thence East 100.0 feet to the true place of beginning.

Parcel No: 1-132-00-054-0008

48431

HEIRS AT LAW

<u>Name</u>	<u>Address</u>	<u>Relationship</u>	<u>Age</u>
Gudrun M. Sauer	PO Box 397 Clarkston, WA 99403	Spouse	Legal
Karen Phares	E 416 Gettysburg Crt Spokane, WA 99208	Daughter	Legal
Shirley Mae Thompson	PO Box 485 Clarkston, WA 99403	Daughter	Legal
Patti Jo Garred	1325 Libby, Space 17 Clarkston, WA 99403	Daughter	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 June 4, 2010, and recorded on April 30, 2015, under Asotin County Auditor's Receiving No. 344900 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 \$376,000, decedent's half being approximately \$188,000. The decedent left no separate property.

7. Decedent and Gudrun Sauer owned a mobile home in Golden Acres Mobile Home Park, a 1993 Marlette, VIN: 1D4GP24R96B697442. The title to the said mobile home should be transferred to the separate property of Gudrun Sauer.

8. 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:

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ALSO

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Parcel No: 1-132-00-054-0008

9. 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: 21~~st~~ day of May, 2015.

Guadrn M. Sauer
GUDRUN M. SAUER

SIGNED AND SWORN to before me this 21~~st~~ day of May, 2015 by GUDRUN M. SAUER

TAMMY R. NICHOLS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-15-17

Tammy R. Nichol
Notary Public in and for the State of Washington,
residing at Clarkston.
Appointment expires: 3-15-2017

48431

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Date Filed APRIL 07, 2015

State File No. 2015-03328

DECEDENT - LEGAL NAME MAURICE WILLIAM SAUER			
SEX MALE	SOCIAL SECURITY NUMBER 501-24-2163	AGE 90 YEARS	DATE OF BIRTH MARCH 26, 1925
BIRTHPLACE ECKELSON, NORTH DAKOTA		PLACE OF RESIDENCE CLARKSTON, WASHINGTON	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (If wife, maiden name) GDURUN MATILDA MIKKELSEN	WAS DECEDENT EVER IN U.S. ARMED FORCES? YES
FATHER - NAME WILLIAM JACOB SAUER			BIRTHPLACE NORTH DAKOTA
MOTHER - MAIDEN NAME KATHERINE DIEMERT			BIRTHPLACE NORTH DAKOTA
METHOD OF DISPOSITION CREMATION		FUNERAL SERVICE LICENSEE DENNIS W. HASTINGS	
NAME AND ADDRESS OF FUNERAL FACILITY VASSAR-RAWLS FUNERAL HOME, LEWISTON, IDAHO			
DATE OF DEATH APR. 03, 2015	TIME OF DEATH 5:00 A.M.	CITY, TOWN OR LOCATION OF DEATH LEWISTON, IDAHO	COUNTY OF DEATH NEZ PERCE
CAUSE OF DEATH (underlying cause last) a. RESPIRATORY FAILURE			Approximate Interval Between Onset and Death 48 HOURS
DUE TO (or as a consequence of): b. ASPIRATION PNEUMONIA			4 DAYS
DUE TO (or as a consequence of): c. DEMENTIA			5 YEARS
DUE TO (or as a consequence of): d.			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above NONE STATED			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL		NAME OF CERTIFIER JEFFREY L. HARRIS, M.D.	TITLE PHYSICIAN
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: APRIL 07, 2015

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

PBNC0 (Rev) 02/12

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR

48431





* 0 0 0 5 9 9 6 2 8 *

48431



00006423201503449000020022

After Recording Return to:

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

I-15 CP
Pgs=2 Fee:\$33.00
THOMAS LEDGERWOOD

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, Made and entered into this 4th day of June, 2010, by and between MAURICE W. SAUER and GUDRUN M. SAUER, husband and wife,

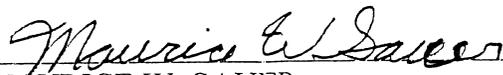
WITNESSETH:

WHEREAS, The parties are husband and wife and residents of Asotin County, Washington; and it is the intention of the parties that all of the property now owned or hereafter acquired by them, or either of them, shall be community property and shall vest in the survivor upon the death of one of them,

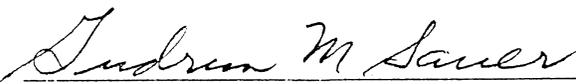
NOW, THEREFORE, for and in consideration of the covenants herein contained and the mutual benefits to be derived therefrom, the parties hereto covenant and agree that every piece, parcel and item of property, whatever its nature and wherever situate, be and have the status of community property, and all of such property is hereby conveyed by each and both to themselves as a marital community, and upon the death of either party, title to such property shall immediately pass to, and become vested in, the survivor as his or her sole and separate property.

THIS AGREEMENT will be automatically revoked by a decree of legal separation or dissolution, unless otherwise provided in such decree. This agreement will not control the division of property in any such proceeding.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals the day and year first above-written.



MAURICE W. SAUER



GUDRUN M. SAUER

SIGNED AND SWORN to before me this 4th day of June, 2010, by MAURICE W. SAUER and GUDRUN M. SAUER.




NOTARY PUBLIC in and for the State of
Washington, residing at Clarkston.
Commission expires: 3-15-2013