



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.

Form with sections 1 and 2. Section 1: SELLER GRANTOR. Name: ESTATE OF LUCILLE M. OUHL BY STEPHEN OUHL, PERSONAL REPRESENTATIVE. Mailing Address: 2604 GRANDVIEW DRIVE, CLARKSTON, WA 99403. Phone No.: (509) 254-1320. Section 2: BUYER GRANTEE. Name: OUHL LIVING TRUST DATED 04/07/2005. Mailing Address: 2604 GRANDVIEW DRIVE, CLARKSTON, WA 99403. Phone No.: (509) 254-1320.

Section 3: Send all property tax correspondence to: [X] Same as Buyer/Grantee. List all real and personal property tax parcel account numbers - check box if personal property. List assessed value(s). Street address of property: 819 FOURTH STREET. This property is located in Clarkston. Legal description of property: LOT 11 OF BLOCK 12-A OF CLARKSTON ACCORDING TO PLAT RECORDED IN BOOK C OF PLATS, PAGE 53, IN ASOTIN COUNTY, WASHINGTON.

Section 4: Select Land Use Code(s): 12 - Multiple family residence (Residential, multiple, 2-4 units). enter any additional codes: (See back of last page for instructions). Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW? [X] YES [] NO. Is this property designated as forest land per chapter 84.33 RCW? [] YES [X] NO. Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? [] YES [X] NO. Is this property receiving special valuation as historical property per chapter 84.26 RCW? [] YES [X] NO. (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. (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. (3) OWNER(S) SIGNATURE PRINT NAME

Section 5: List all personal property (tangible and intangible) included in selling price. NONE. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) 458-61A-202(2) INHERITANCE. Type of Document PR DEED. Date of Document 10/16/15. Gross Selling Price \$ 0.00. *Personal Property (deduct) \$ 0.00. Exemption Claimed (deduct) \$ 0.00. Taxable Selling Price \$ 0.00. Excise Tax: State \$ 0.00. Local \$ 0.0025. *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

Section 6: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent 10/16/2015 - CLARKSTON Name (print) STEPHEN OUHL, PR Date & city of signing: [Signature] Signature of Grantee or Grantee's Agent 10/16/15 - CLARKSTON Name (print) STEPHEN D. OUHL, TRUSTEE Date & city of signing: [Signature]

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)).

CERTIFIED

FILED

2015 AUG 12 P 3: 01

FRANK J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

| | | |
|---------------------------------|---|------------------------|
| In the Matter of the Estate of: |) | |
| |) | NO. 15 - 4 - 00070 - 8 |
| LUCILLE M. OUHL, |) | |
| |) | LETTERS TESTAMENTARY |
| Deceased. |) | |
| _____ |) | |

WHEREAS, the last Will of LUCILLE M. OUHL, deceased, was on the 12th day of August, 2015, duly exhibited, proven and recorded in our said Superior Court, a copy of which is hereto annexed; and whereas, it appears in and by the said Will that STEPHEN OUHL is appointed as personal representative thereon;

Now, therefore, know all men by these presents, that we do hereby authorize the said STEPHEN OUHL to execute said Will, with codicils attached, according to law.

WITNESS, Judge Scott D. Gallina of our said Superior Court, and the seal of said Court hereto affixed this 12th day of August, 2015.

Shuta Stachofsky
of Superior Court



Law Office of Scott C. Broyles
901 Sixth Street
Clarkston, WA 99403
(509) 758-1636

48831

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

STATE OF WASHINGTON)
) ss
County of Asotin)

I, MARIE EGGART, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true and correct copy of the original Letters Testamentary and of the whole thereof, as the same is now on file and of record in the above entitled cause in my office and custody, said letters have never been revoked and are still in Full Force and Effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court, this 12th day of August, 2015.

MARIE EGGART

County Clerk and ex-officio Clerk
of the Superior Court

BY: Shula Stachura
Deputy



Law Office of Scott C. Broyles
901 Sixth Street
Clarkston, WA 99403
(509) 758-1636

48831

RECORD AND RETURN TO

**SCOTT C. BROYLES
ATTORNEY AT LAW
P.O. BOX 208
CLARKSTON WA 99403**

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, STEPHEN OUHL, as Personal Representative of THE ESTATE OF LUCILLE M. OUHL, for and in consideration of WAC 458-61A-202(c) - INHERITANCE, and other good and valuable consideration, conveys and warrants to the OUHL LIVING TRUST dated April 7, 2005, the GRANTEE, the following described real estate, situated in the County of Asotin, State of Washington;

Lot 11 of Block 12-A of Clarkston according to plat recorded in Book C of Plats, page 53, in Asotin County, Washington.

SUBJECT TO: Consent to erection of well recorded September 10, 1970, as Instrument No. 107386, records of Asotin County, Washington.

SUBJECT TO: Deed of trust to James Walter Phillips recorded January 27, 1986, as Instrument No. 168437, records of Asotin County, Washington.

TAX PARCEL NO: 1-001-12-111-0000-0000 & 1-001-12-111-0001-0000.

DATED this 16th day of October, 2015.

GRANTOR: THE ESTATE OF LUCILLE M. OUHL



STEPHEN OUHL, Personal Representative

*Law Office of Scott C. Broyles
901 Sixth Street
Clarkston, WA 99403
(509) 758-1636*

PERSONAL REPRESENTATIVE'S DEED

48831

State of Washington)
) ss.
County of Asotin)

I certify that I know or have satisfactory evidence that STEPHEN OUHL is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath, stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Lucille M. Ouhl, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.



Cindy L. Boelen
NOTARY PUBLIC in and for the State of
Washington, residing at: Leviston, Id.
My Commission expires: 8/25/2017

PERSONAL REPRESENTATIVE'S DEED

Law Office of Scott C. Broyles
901 Sixth Street
Clarkston, WA 99403
(509) 758-1636

48831

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2015-020631

DATE ISSUED: 07/28/2015

FEE NUMBER: 0800243872

GIVEN NAMES: LUCILLE M
LAST NAME: OUHL
AKA: LUCILE M OUHL

COUNTY OF DEATH: ASOTIN
DATE OF DEATH: July 22, 2015
HOUR OF DEATH: 05:45 A.M.
SEX: FEMALE
AGE: 91 YEARS

SOCIAL SECURITY NUMBER: ██████████

HISPANIC ORIGIN: NO, NOT HISPANIC
RACE: WHITE

BIRTHDATE: JUNE 25, 1924
BIRTHPLACE: SHAWANO, WISCONSIN

MARITAL STATUS: WIDOWED
SPOUSE:

OCCUPATION: REGISTERED NURSE
INDUSTRY: MEDICAL
EDUCATION: ASSOCIATE DEGREE
US ARMED FORCES? NO

INFORMANT: STEVE OUHL
RELATIONSHIP: SON
ADDRESS: 2604 GRANDVIEW DR, CLARKSTON WA, 99403

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

RESIDENCE STREET: 819 4TH ST 1
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403
INSIDE CITY LIMITS? YES
COUNTY: ASOTIN
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 28 YEARS

FATHER: UNKNOWN
MOTHER: EMMA CHRISTIANSEN

METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: MOUNTAIN VIEW CREMATORY
CITY, STATE: LEWISTON, ID
DISPOSITION DATE: JULY 27, 2015

FUNERAL FACILITY: MERCHANT RICHARDSON BROWN FUNERAL HOMES LLC
ADDRESS: PO. BOX 107
CITY, STATE, ZIP: CLARKSTON WA 99403
FUNERAL DIRECTOR: RICHARD LASSITER

- CAUSE OF DEATH:
- A. RESPIRATORY FAILURE
INTERVAL: 24 HOURS
 - B. ESOPHAGEAL CARCINOMA
INTERVAL: 4 MONTHS
 - C. FAILURE TO THRIVE
INTERVAL: 4 MONTHS
 - D.
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

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

LOCATION OF INJURY:

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

MANNER OF DEATH: NATURAL
ADOLESCENT: NO
AVAILABLE TO DETERMINE THE CAUSE OF DEATH? NOT APPLICABLE
DID THE INJURY CONTRIBUTE TO DEATH? NO
PERSONAL INJURY TO FEMALE? NOT APPLICABLE

CERTIFIER NAME: INAM RAHMAN MD
TITLE: PHYSICIAN
ADDRESS: 1207 EVERGREEN COURT
CITY, STATE, ZIP: CLARKSTON WA 99403
DATE SIGNED: JULY 27, 2015

STATUS OF DECEDENT: IS A TRANSFERRED INJURY?
NOT APPLICABLE

ITHEIS) AMENDED: NONE

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

CASE REFERRED TO MEDICARE? NO
TITLE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN:
INAM RAHMAN MD

LOCAL DEPUTY REGISTRAR:
BRADY WOODBURY
DATE RECEIVED: JULY 27, 2015

48831

DOI 01-003 (1/14)