

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.

SELLER GRANTOR	1 Name <u>Stanley Hepler and Barbara Hepler, husband and wife</u>	BUYER GRANTEE	2 Name <u>Barbara Hepler, a widow</u>
	Mailing Address <u>3145 21st Street</u>		Mailing Address <u>3145 21st Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-3923</u>		Phone No. (including area code) <u>(509) 758-3923</u>

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Barbara Hepler
Mailing Address 3145 21st Street
City/State/Zip Clarkston, WA 99403
Phone No. (including area code) (509) 758-3923

List all real and personal property tax parcel account numbers - check box if personal property

<u>1-122-02-013-0002</u>	<input type="checkbox"/>	List assessed value(s) <u>30000</u>
<u>1-122-02-014-0001</u>	<input type="checkbox"/>	<u>245600</u>
	<input type="checkbox"/>	
	<input type="checkbox"/>	

4 Street address of property: 3145 21st Street, Clarkston, WA

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 Schedule.

5 Select Land Use Code(s):
11 - Household, single family units
enter any additional codes: 91 - Undeveloped Land (land only)
(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 checked="" type="checkbox"/>	<input 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

Reason for exemption Inheritance

Type of Document Statutory Warranty Deed Lack of Probate

Date of Document 6/16/16

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
<u>0.0025</u> 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>Barbara Hepler</u>	Signature of Grantee or Grantee's Agent <u>Barbara Hepler</u>
Name (print) <u>Barbara Hepler</u>	Name (print) <u>Barbara Hepler</u>
Date & city of signing: <u>June 16, 2016; Lewiston, ID</u>	Date & city of signing: <u>June 16, 2016; Lewiston, ID</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)).

Attached Schedule to Real Estate Excise Tax Affidavit
Stanley Hepler and Barbara Hepler

Part 4 Legal Description

Situate in Asotin County, State of Washington, to-wit:

That part of Lots 14 and 15 of Block 2 of Town and Country Estates Addition to Clarkston Heights, Asotin County, Washington, more particularly described as follows: COMMENCING at the Northwest corner of said Lot 14, thence East along the North Lot line of said Lot 14 a distance of 150.0 feet to the true place of beginning; thence continue along said North line a distance of 29.19 feet; thence S.8°34'30"E., a distance of 145.58 feet; thence S.2°01'E., a distance of 123.80 feet; thence N.73°34'13"W., a distance of 195.66 feet; thence N.87°08'E., a distance of 154.74 feet; thence N.11°43'E., a distance of 60.29 feet; thence N.13°17'W., a distance of 149.57 feet to the true place of beginning.

That part of Lots 14 and 15 of Block 2 of Town and Country Estates Addition to Clarkston Heights according to plat recorded in Book C of Plats, page 126, in Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Lot 14; thence South 53°46' East along South lot line of said Lot 14 for a distance of 125.0 feet to the true place of beginning; thence North 22°55' East for a distance of 162.65 feet; thence East for a distance of 25.0 feet; thence South 13°17' East for a distance of 149.57 feet; thence South 11°43' West for a distance of 60.29 feet; thence South 87°08' West for a distance of 175.95 feet; thence North 45°45' East for a distance of 91.11 feet to the true place of beginning. TOGETHER with a 50 foot easement for ingress and egress over and across that part of Lots 12 and 13 of Block 2 of Town and Country Estates Addition more particularly described as follows: Commencing at the Southwest corner of said Lot 12, said point being on the East right of way line of 21st Street; thence South along said right of way for a distance of 0.63 feet to true place of beginning; thence South 81°03' East for a distance of 123.34 feet; thence South 7°43' West for a distance of 80.91 feet; thence East for a distance of 50.0 feet; thence North 7°43' East for a distance of 123.16 feet; thence North 81°03' West for a distance of 179.69 feet to a point on the East right of way line of 21st Street; thence South along said right of way line for a distance of 50.63 feet to the true place of beginning.

That part of Lot 15 of Block 2 of Town and Country Estates Addition to Clarkston Heights, Asotin County, Washington, more particularly described as follows: COMMENCING at the most Northerly corner of said Lot 15; thence S.53°46'E., along the Northerly line of said Lot 15 a distance of 121.45 feet to the true place of beginning; thence continue along said Northerly line a distance of 3.55 feet; thence S.45°45'W., a distance of 15.48 feet; thence N.32°32½'E., a distance of 15.30 feet to the true place of beginning.

Real Estate Excise Tax Affidavit
Attached Schedule

49412

Return Address:

**Steve R. Cox
Cox & Wagner, PLLC
P.O. Box 446
Lewiston, ID 83501**

AFFIDAVIT (LACK OF PROBATE)

BARBARA HEPLER, being first duly sworn, deposes and says:

The undersigned affiant is the rightful heir to the real property described below, and is the spouse (relationship to decedent) of **STANLEY HEPLER** (decedent), who died on (date) **May 3, 2016**, at **Lewiston, Nez Perce County, Idaho**.

***** A CERTIFIED COPY OF THE DEATH CERTIFICATE MUST BE PRESENTED. PLEASE NOTE: A copy may be used for recording at the discretion of the county.**

REGARDING DISPOSITION OF REAL PROPERTY:

Attach the full legal description of the property with county and parcel number being transferred which is located at a commonly recognized address of: **3145 21st Street, Clarkston, WA**

Abbreviated Legal Description:

Parts of Lots 14 and 15, Block 2 of Town and Country Estates Addition to Clarkston Heights and that Part of Lots 14 and 15 of Block 1 of Town and Country Estates Addition to Clarkston Heights.

Assessor's Property Tax Parcel/Account Numbers: **1-122-02-013-0002 and 1-122-02-014-0001**

Decedent left no Last Will and Testament and/or Community Property Agreement; OR Decedent left a Community Property Agreement in favor of surviving spouse (A COPY OF WHICH IS ATTACHED for review), or has been recorded under _____ County recording number _____ ; OR

X Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked (A COPY OF WHICH IS ATTACHED for review)

"Heirs at law" includes surviving spouse, children, adopted children, issue of predeceased child or adopted child, parents, brothers and sisters of the decedent. Affiant hereby identifies all heirs at law of the decedent: (use additional pages if necessary)

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
Barbara Hepler	legal	spouse	3145 21 st Street Clarkston, WA
Donald J. Hepler	legal	son	15976 E US Hwy 60, Sp 330 Gold Canyon, AZ 85718

Dated: June 16, 2016

Affiant's full name: **Barbara Hepler**

Telephone number: **509-758-3923**

Street: **3145 21st Street**
City State Zip Code: **Clarkston, WA 99403**

Barbara Hepler
BARBARA HEPLER

6/16/16
DATE

STATE OF IDAHO

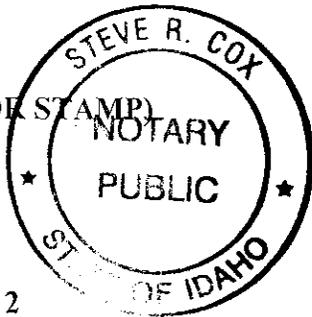
County of Nez Perce

I know or have satisfactory evidence that **BARBARA HEPLER** is the person who appeared before me, and said person acknowledged that she signed this affidavit and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: June 16, 2016

Steve R. Cox
Signature of Notary Public

(SEAL OR STAMP)



Residing at: Lewiston
Notary Public in and for the State of Idaho
My appointment expires: 5/14/22

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Attached Schedule to Lack of Probate Affidavit
Stanley Hepler and Barbara Hepler

Situate in Asotin County, State of Washington, to-wit:

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Affidavit (Lack of Probate)
Attached Schedule

49412

Last Will and Testament

I, STANLEY HEPLER, a resident of Asotin County, State of Washington, do hereby make, publish and declare this to be my Last Will and Testament as follows:

FIRST: I hereby revoke any and all other wills and codicils which have heretofore been made by me.

SECOND: I declare that I am a married man and that my wife's name is BARBARA J. HEPLER; I further declare that my said wife and I have one child born as issue of our marriage, namely: DONALD L. HEPLER; I further declare that I have no other children born as my issue and that I have not adopted any child or children.

THIRD: Pursuant to the provisions of Section 11.12.260 of the Revised Code of Washington, I may hereafter execute and attach to this, my Last Will and Testament, a memorandum disposing of my tangible personal property as referred to in said section of the Revised Code of Washington, including household furniture and furnishings, pictures keepsakes, silver, china, wearing apparel and jewelry, and other like personal articles for recreation and enjoyment, and I hereby devise such items to the persons to whom the same are given under the said memorandum and direct that my Personal Representative shall deliver said items unto the person designated as soon as practicable following my death. Provided, however, in the event I may not execute and attach such a memorandum to this, my Last Will and Testament or if such memorandum shall not dispose of all of such items, then I give, devise and bequeath all remaining household furniture and furnishings, pictures, keepsakes, silver, china, wearing apparel and jewelry, and all other of my personal effects in accordance with the

provisions of Articles FOURTH or FIFTH, whichever is applicable, of this, my Last Will and Testament.

FOURTH: Provided my wife, BARBARA J. HEPLER, shall survive me, I give, devise and bequeath to my said wife, BARBARA J. HEPLER, all of the rest, residue and remainder of my estate.

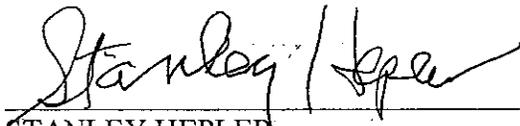
FIFTH: In the event my said wife, BARBARA J. HEPLER, shall predecease me, then I give, devise and bequeath all of the rest, residue and remainder of my estate unto my son, DONALD L. HEPLER. In the further event that my son, DONALD L. HEPLER, shall predecease me, then I give, devise and bequeath all of the rest, residue and remainder of my estate unto JUDY ALIAGA.

SIXTH: I hereby nominate and appoint my wife, BARBARA J. HEPLER, the Personal Representative of this, my Last Will and Testament, and direct she shall not be required to give bond for the faithful performance of her duties. In the event my said wife, BARBARA J. HEPLER, is unable or unwilling to act for any reason, then I nominate and appoint my son, DONALD L. HEPLER, the Personal Representative of this, my Last Will and Testament, and I direct that he shall not be required to give bond for the faithful performance of his duties.

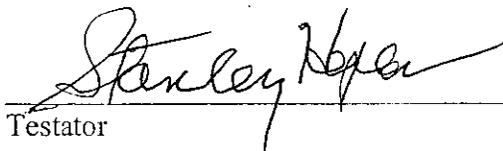
SEVENTH: It is my will that this is and shall be construed as a non-intervention will under the laws of any state in which the same may be admitted to probate, giving and granting unto my Personal Representative all powers and authority granted to personal representatives of non-intervention wills, including the power to sell, mortgage, lease and in every other manner deal with the property of my estate the same as I could do, if living, without the intervention of any court, with or

without notice, at public or private sale, and without confirmation of any court, except as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of November, 2014.


STANLEY HEPLER

I, STANLEY HEPLER, the testator, sign my name to this instrument this 19th day of November, 2014, and, being first duly sworn, do hereby declare to the undersigned authority that I sign and execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.


Testator

We, Patricia Hepler and Donna R. Allen,

the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the testator signs and executes this instrument as his last will and that he signs it willingly, and that each of us, in the presence and hearing of the testator, hereby sign this

STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

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

Date Filed MAY 05, 2016

State File No. 2016-04500

DECEDENT - LEGAL NAME STANLEY N. HEPLER			
SEX MALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 98 YEARS	DATE OF BIRTH JANUARY 09, 1918
BIRTHPLACE LONG BEACH, CALIFORNIA		PLACE OF RESIDENCE CLARKSTON, WASHINGTON	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (If wife, maiden name) BARBARA J. PLUMMER	WAS DECEDENT EVER IN U.S. ARMED FORCES? NO
FATHER - NAME DALLAS M. HEPLER			BIRTHPLACE IDAHO
MOTHER - MAIDEN NAME ETHEL B. BROWN			BIRTHPLACE IDAHO
METHOD OF DISPOSITION BURIAL		FUNERAL SERVICE LICENSEE JASON M. HARWICK	
NAME AND ADDRESS OF FUNERAL FACILITY MALCOM'S BROWER-WANN FUNERAL HOME, LEWISTON, IDAHO			
DATE OF DEATH MAY 03, 2016	TIME OF DEATH 6:45 P.M.	CITY, TOWN OR LOCATION OF DEATH LEWISTON, IDAHO	COUNTY OF DEATH NEZ PERCE
CAUSE OF DEATH (underlying cause last) a. CARDIAC ARREST			Approximate Interval Between Onset and Death SECONDS
DUE TO (or as a consequence of): b. RESPIRATORY FAILURE			DAYS
DUE TO (or as a consequence of): c. ASPIRATION PNEUMONIA			DAYS
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 SANJAY K. UDANI, 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: MAY 05, 2016

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

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR

49412

