

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 48.61A 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>Sheri L. Duthie, Personal Representative, Estate of Steven L. Duthie</u>	BUYER GRANTEE	2 Name <u>Sheri L. Duthie</u>
	Mailing Address <u>1249 7th Street</u>		Mailing Address <u>1249 7th Street</u>
	City/State/Zip <u>Clarkston, Washington 99403</u>		City/State/Zip <u>Clarkston, Washington 99403</u>
	Phone No. (including area code) <u>(509) 780-7483</u>		Phone No. (including area code) <u>(509) 780-7483</u>
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 _____		1-003-07-008-0002-0000 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>\$96,700</u>	

4 Street address of property: 1249 7th Street, Clarkston, Washington 99403

This property is located in Asotin County

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)

The South half of the West half of Lot 8 in Block 7 of South of Clarkston, according to the recorded plat thereof, filed in Book B of Plats at Page(s) 41, Official Records of Asotin County, Washington, EXCEPT the East 7.5 feet thereof Deeded to the City of Clarkston for alley purposes.

5 Select Land Use Code(s):
11 Household, single family units
enter any additional codes: _____
(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 82.45 RCW, 82.46 RCW, or 82.47 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?
YES NO

6 Is this property designated as forest land per chapter 82.45 RCW? YES NO
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 82.45 RCW? YES NO
Is this property receiving special valuation as historical property per chapter 82.46 RCW? YES NO

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 82.45.14 or RCW 82.45.08). 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 82.46 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

List all personal property (tangible and intangible) included in selling price.
N/A

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-202(1)

Reason for exemption
Distribution of real property to beneficiary/devisee of estate pursuant to terms of probated will

Type of Document Personal Representative's Deed

Date of Document 8/11/26

Gross Selling Price \$	96,700.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	96,700.00
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 \$	0.00
Total Due \$	10.00

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

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

Signature of Grantor or Grantor's Agent <u>Sheri L. Duthie PR</u>	Signature of Grantee or Grantee's Agent <u>Sheri L. Duthie</u>
Name (print) <u>Sheri L. Duthie, Personal Representative</u>	Name (print) <u>Sheri L. Duthie</u>
Date & city of signing: <u>August 11, 2016 Lewiston, Idaho</u>	Date & city of signing: <u>August 11, 2016 Lewiston, Idaho</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), or by both imprisonment and fine (RCW 9A.20.020(1)).

REV 84 0001a (01/04/16) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Altern, Rice + Angerson
OK # 22340

PAID
AUG 12 2016
ASOTIN COUNTY
TREASURER

49553

Return Original to:
Anthony C. Anegon
Aherin, Rice & Anegon
P.O. Drawer 698
Lewiston, ID 83501

PERSONAL REPRESENTATIVE'S DEED

THE UNDERSIGNED GRANTOR, SHERI L. DUTHIE, as duly appointed, qualified and acting personal representative of the Estate of Steven L. Duthie, in probate cause No. 16-4-00017 0 in the Superior Court for Asotin County, Washington, as authorized by the Order Admitting Will to Probate and Appointing Personal Representative and Granting Non-Intervention Powers entered in the probate cause on February 18, 2016, to settle the Estate of Steven L. Duthie without the intervention of any court, does convey, grant and distribute to Sheri L. Duthie, individually, of 1249 7th Street, Clarkston, Washington 99403, the Grantee, all of the right, title and interest of said decedent and said estate in and to the following described real estate located at 1249 7th Street, Clarkston, County of Asotin, State of Washington, to wit:

The South half of the West half of Lot 8 in Block 7 of South of Clarkston, according to the official plat thereof, filed in Book B of Plats at Page(s) 41, Official Records of Asotin County, Washington, EXCEPT the East 7.5 feet thereof Deeded to the City of Clarkston for alley purposes.

Tax Parcel Number: 1-003-07-008-0002-0000.

DATED this 11 day of August, 2016.



Sheri L. Duthie, Personal Representative
Estate of Steven L. Duthie

PERSONAL REPRESENTATIVE'S DEED - 1

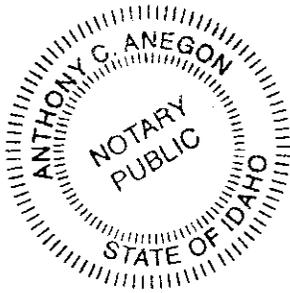
N:\Duthie, Estate of Steven L. (Sheri Duthie, PR)\Documents\Personal Representative's Deed.docxsdr

49553

STATE OF IDAHO)
) ss.
COUNTY OF NEZ PERCE)

On this 11 day of August, 2016, before me, Anthony C. Anegon, a notary public, personally appeared SHERI L. DUTHIE, known to me to be the person whose name is subscribed to the foregoing instrument, as Personal Representative of the Estate of Steven L. Duthie, and acknowledged to me that she executed the same as such Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.



[Signature]
Notary Public for Idaho
Residing at Lewiston
My commission expires on 10/10/2016

CERTIFIED

FILED

2016 FEB 18 A 11:59

SHARI DUDART
CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

IN THE MATTER OF THE ESTATE OF:

STEVEN L. DUTHIE,

Deceased.

16 - 4 - 00017 - 0

NO.

LETTERS TESTAMENTARY

STATE OF WASHINGTON)

) ss.

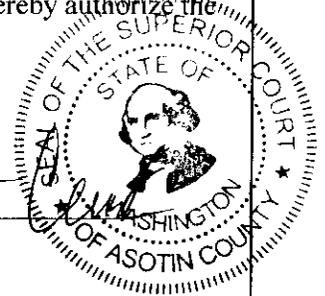
County of Asotin)

WHEREAS, the Last Will and Testament of Steven Louis Duthie, deceased, was on the 9th day of December, 2010, duly exhibited, proven, and recorded in our said Superior Court, and whereas it appears in and by said Will that SHERI L. DUTHIE is appointed Personal Representative thereon, and whereas said SHERI L. DUTHIE has duly qualified;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said SHERI L. DUTHIE to execute said Will according to law.

WITNESS my hand and the seal of this Court this 18th day of February, 2016.
Clerk of the Superior Court

By _____
Deputy



STATE OF WASHINGTON)

) ss.

County of Asotin)

I, Clerk of the above-entitled Superior Court, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above-entitled cause and were on the 18th day of February, 2016, duly entered of record. I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this 18th day of February, 2016.

Clerk of the Superior Court

By _____
Deputy



AHERIN, RICE & ABERGON

1212 IDAHO STREET
P. O. DRAWER 698

LEWISTON, ID 83501
TELEFAX (208) 746-3650
TELEPHONE (208) 746-3646

LETTERS TESTAMENTARY - 1

N:\Duthie, Estate of Steven L. (Sheri Duthie, PR)\Pleadings\Letters Testamentary.docxsdr

49553