



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 Name JIMMY L TEDDER SR DIANNE L TEDDER (DECEASED) 2 Name JIMMY L TEDDER JR 1744 P Mailing Address 541 7TH ST 1744 POWE DR City/State/Zip CLARKSTON WA 99403 CLARKSTON WA 99403 Phone No. (including area code) 509 295 3297

3 Send all property tax correspondence to: [X] Same as Buyer/Grantee Name JIMMY L TEDDER JR Mailing Address 1744 POWE DR City/State/Zip CLARKSTON WA 99403 List all real and personal property tax parcel account numbers - check box if personal property 1-718 00 002 0000 [] List assessed value(s) 115 100

4 Street address of property: 1744 POWE DR CLARKSTON WA 99403 This property is located in [] unincorporated [] County OR within [] city of [] Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) SEC 28, T. 11N, R. 46 E., W. M. TEDDER SHORT PLAT A PORTION OF LOT 12 BLOCK "U" OF VINELAND IN THE S.W. 1/4 OF SECTION 28, TOWNSHIP 11 NORTH RANGE 46 EAST W.M. ASOTIN COUNTY, WASHINGTON LOT # 2 OF 2 LOTS

5 Select Land Use Code(s); enter any additional codes: (See back of last page for instructions) Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? [] YES [X] NO

6 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? [] YES [X] NO Is this property receiving special valuation as historical property per chapter 84.26 RCW? [] YES [X] 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.

(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 206(1) Reason for exemption GIFT FROM PARENTS

Type of Document QUIT CLAIM DEED Date of Document 15 NOV 16

Table with columns for Gross Selling Price, Personal Property (deduct), Exemption Claimed (deduct), Taxable Selling Price, Excise Tax (State, Local), Delinquent Interest (State, Local), Delinquent Penalty, Subtotal, State Technology Fee, Affidavit Processing Fee, Total Due. Total Due is 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 Jimmy L Tedder Name (print) JIMMY L TEDDER SR Date & city of signing: 15 NOV 16 CLARKSTON

Signature of Grantee or Grantee's Agent J L Tedder Name (print) JIMMY L TEDDER JR Date & city of signing: 15 NOV 16 CLARKSTON

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)).

**REAL ESTATE EXCISE TAX
 SUPPLEMENTAL STATEMENT**
 (WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. **In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed.** This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a 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)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. **DATE OF SALE:** (WAC 458-61A-306(2))

I, (print name) _____ certify that the _____
 (type of instrument), dated _____, was delivered to me in escrow by _____
 (seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow: _____

Signature

Firm Name

2. **GIFTS:** (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ _____ to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"**Consideration**" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "**Consideration**" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A: Gifts with consideration

1. Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ _____ and has received from the grantee (buyer) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. Grantee (buyer) will make payments on _____% of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

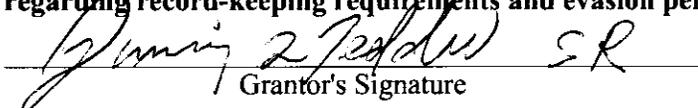
B: Gifts without consideration

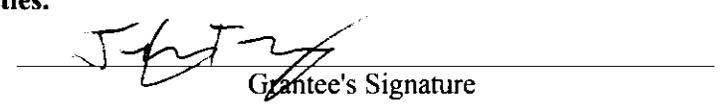
1. There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not received any consideration towards equity. No tax is due.
3. Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? YES NO

If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.


 Grantor's Signature


 Grantee's Signature

3. **IRS "TAX DEFERRED" EXCHANGE** (WAC 458-61A-213)

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213.

NOTE: Exchange Facilitator must sign below.

 Exchange Facilitator's Signature

49882

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2016-031760

DATE ISSUED: 08/22/2016

FEE NUMBER: 4608191207

GIVEN NAMES: DIANNE LOUISE
LAST NAME: TEDDER

COUNTY OF DEATH: ASOTIN
DATE OF DEATH: AUGUST 04, 2016
HOUR OF DEATH: 09:45 A.M.
SEX: FEMALE
AGE: 65 YEARS

SOCIAL SECURITY NUMBER: [REDACTED]

HISPANIC ORIGIN: NO, NOT HISPANIC
RACE: WHITE

BIRTHDATE: NOVEMBER 29, 1950
BIRTHPLACE: DEADWOOD, LAWRENCE CNTY, SOUTH DAKOTA

MARITAL STATUS: MARRIED
SPOUSE: JIMMY LEE TEDDER

OCCUPATION: HOMEMAKER
INDUSTRY: OWN HOME
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
US ARMED FORCES? YES

INFORMANT: JIMMY LEE TEDDER
RELATIONSHIP: HUSBAND
ADDRESS: 541 7TH STREET, CLARKSTON, WASHINGTON 99403

PLACE OF DEATH: HOME
FACILITY OR ADDRESS: 541 7TH STREET
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

RESIDENCE STREET: 541 7TH STREET
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403
INSIDE CITY LIMITS? YES
COUNTY: ASOTIN
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 34 YEARS

FATHER/PARENT: DURWOOD MARVIN
MOTHER/PARENT: THURMA JUNE LANCRENE

METHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: WASHINGTON STATE VETERANS CEME
CITY, STATE: MEDICAL LAKE, WA
DISPOSITION DATE: AUGUST 08, 2016

FUNERAL FACILITY: MALCOM'S BROWER-WANN FUNERAL HOME
ADDRESS: 1711 18TH. STREET
CITY, STATE, ZIP: LEWISTON ID 83501
FUNERAL DIRECTOR: JASON M. HARWICK

CAUSE OF DEATH:
A. COLON CANCER
INTERVAL: 1 YEAR

B.
INTERVAL:

C.
INTERVAL:

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:
DESCRIBE HOW INJURY OCCURRED:

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

CERTIFIER NAME: MATTHEW RICE DO
TITLE: OSTEOPATHIC PHYSICIAN
CERTIFIER
ADDRESS: 156 6TH STREET
CITY, STATE, ZIP: POTLATCH ID 83855
DATE SIGNED: AUGUST 05, 2016

STATUS OF DECEDENT, IF A TRANSPORTATION INJURY:
NOT APPLICABLE

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN:
MATTHEW RICE DO

ITEM(S) AMENDED: SPOUSE, INFORMANT

LOCAL DEPUTY REGISTRAR:
SUNDIE HOFFMAN
DATE RECEIVED: AUGUST 08, 2016

NUMBER(S): 2016065450
DATE(S): 08/22/2016

49882

DOH 01-003 (10/15)

