

**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, indicate % sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Rue M. Davis, Jr.</u>	BUYER GRANTEE	2 Name <u>Karen P. Davis</u>
	Mailing Address <u>1008 Lambert Court</u>		Mailing Address <u>1008 Lambert Court</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 checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		1-093-00-001-0000-0000 <input type="checkbox"/>	
Mailing Address _____		1-093-00-002-0000-0000 <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>46,000</u> <u>184,200</u>	

4 Street address of property: 1008 Lambert Court, 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)  
Lots 1 and 2 of Lambert Addition, according to the official plat thereof, filed in Book C of Plats at Page(s) 111, Official Records of Asotin County, Washington.

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 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?  
 YES  NO

6 Is this property designated as forest land per chapter 84.33 RCW? YES  NO   
 Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES  NO   
 Is this property receiving special valuation as historical property per chapter 84.26 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 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.  
 None

If claiming an exemption, list WAC number and reason for exemption:  
 WAC No. (Section/Subsection) 458-61A-202(6)(h)  
 Reason for exemption \_\_\_\_\_  
Inheritance by Spouse

Type of Document Affidavit Lack of Probate-Real Estate  
 Date of Document 9/25/18

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
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 Karen P. Davis Signature of Grantee or Grantee's Agent Karen P. Davis  
 Name (print) Karen P. Davis Name (print) Karen P. Davis  
 Date & city of signing: September 25, 2018 Lewiston, ID Date & city of signing: September 25, 2018 Lewiston, ID

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)).

**AFTER RECORDING, RETURN TO:**

Paul B. Burris  
Creason, Moore, Dokken & Geidl, PLLC  
P. O. Drawer 835  
Lewiston ID 83501

**AFFIDAVIT OF KAREN P. DAVIS  
LACK OF PROBATE-REAL PROPERTY**

*Reference Numbers of Related Documents:* N/A

*Grantor:* Davis, Rue M. (Jr.)

*Grantee:* Davis, Karen P.

***Legal Description:***

1. Real property located in Asotin County, Washington, described as follows:  
  
Lots 1 and 2 of Lambert Addition, according to the official plat thereof, filed in Book C of Plats at Page(s) 111, Official Records of Asotin County, Washington.
2. Additional legal description is included on page 3 of the Affidavit
3. Assessor's Parcel Nos.: 1-093-00-001-0000-0000 and 1-093-00-002-0000-0000

51623

**AFTER RECORDING MAIL TO:**

Paul B. Burris  
P. O. Drawer 835  
Lewiston, ID 83501

**AFFIDAVIT OF KAREN P. DAVIS  
LACK OF PROBATE - REAL PROPERTY**

STATE OF IDAHO            )  
  : ss.  
County of Nez Perce        )

Karen P. Davis, being first duly sworn, deposes and says:

Affiant is the lawful surviving spouse of Rue M. Davis, Jr., who died on July 10, 2018, at Clarkston, Washington, then being a resident of Clarkston, Asotin County, Washington. A copy of the Certificate of Death is attached hereto.

Affiant has hereinbelow identified each and all of the heirs at law of decedent, including but not limited to his children, adopted children and the issue of any predeceased child or adopted child.

**AFFIDAVIT OF KAREN P. DAVIS  
LACK OF PROBATE – REAL PROPERTY - 1**

Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231

51623

That the heirs of law of decedent are:

NAME AND ADDRESS	RELATIONSHIP
Karen P. Davis 1008 Lambert Court Clarkston, WA 99403	Spouse Adult
Cora Patton 39340 Brenmark Road Homer, AL 99602	Daughter Adult
Jenni Lund 3217 S. Malad Drive Nampa, ID 83686	Daughter Adult
Marci Davis 9010 Galewood Drive #217 Austin, TX	Daughter Adult

That affiant knows of her own knowledge, and so states, that each and all of the obligations against the marital community and against the estate of the decedent (including but not limited to: all the debts of decedent, all of the expenses of decedent's last illness, funeral and burial, promissory notes, installment contracts and mortgages, state and federal succession taxes upon decedent's estate, if applicable) have been paid in full.

A copy of the decedent's Last Will and Testament dated September 10, 1992, is attached hereto. Affiant is the sole distributee of decedent's estate.

This affidavit is made solely to transfer the Estate's interest in real property located in the County of Asotin, State of Washington, to-wit:

**AFFIDAVIT OF KAREN P. DAVIS  
LACK OF PROBATE – REAL PROPERTY - 2**

Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231

51623

Lots 1 and 2 of Lambert Addition, according to the official plat thereof, filed in Book C of Plats at Page(s) 111, Official Records of Asotin County, Washington.

APN: 1-093-00-001-0000-0000 and 1-093-00-002-0000-0000

Affiant hereby agrees to indemnify and hold harmless any person or entity who is damaged economically as the result of transferring or accepting title in reliance upon the representations in this document.

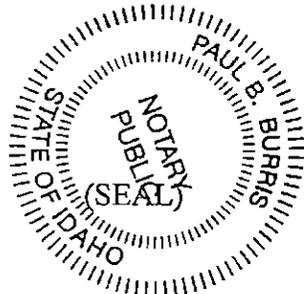
DATED This 25<sup>th</sup> day of September, 2018.

Karen P. Davis  
Karen P. Davis  
1008 Lambert Court  
Clarkston, WA 99403

STATE OF IDAHO            )  
  : ss.  
County of Nez Perce        )

On this 25<sup>th</sup> day of September, 2018, before me, the undersigned, a notary public in and for said state, personally appeared Karen P. Davis, known or identified to me to be the individual described in and who executed the foregoing instrument and acknowledged that she signed and sealed the same as her own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Paul B. Burris  
Notary Public in and for said state,  
residing at or employed in Lewiston.  
My Commission Expires: Sept 4 2019

AFFIDAVIT OF KAREN P. DAVIS  
LACK OF PROBATE – REAL PROPERTY - 3

Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231

51623

STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2018-030751

DATE ISSUED: 07/16/2018  
FEE NUMBER:

FIRST AND MIDDLE NAME(S): RUE MARSHALL  
LAST NAME(S): DAVIS JR

COUNTY OF DEATH: ASOTIN  
DATE OF DEATH: JULY 10, 2018  
HOUR OF DEATH: 08:00 AM PRESUMED  
SEX: MALE AGE: 77 YEARS  
SOCIAL SECURITY NUMBER: [REDACTED]

PLACE OF DEATH: HOME  
FACILITY OR ADDRESS: 1008 LAMBERT COURT  
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO  
RACE: WHITE

RESIDENCE STREET: 1008 LAMBERT COURT  
CITY, STATE, ZIP: CLARKSTON, WA 99403  
INSIDE CITY LIMITS: NO COUNTY: ASOTIN,  
TRIBAL RESERVATION: NOT APPLICABLE  
LENGTH OF TIME AT RESIDENCE: 14 YEARS

BIRTH DATE: APRIL 25, 1941  
BIRTHPLACE: ONTARIO, OR

FATHER/PARENT: RUE MARSHALL DAVIS  
MOTHER/PARENT: MARY ROSE PALUMBO

MARITAL STATUS: MARRIED  
SPOUSE: KAREN PATRICIA CHARPENTIER

METHOD OF DISPOSITION: OTHER  
PLACE OF DISPOSITION: VALLEY CREMATORY

OCCUPATION: MANAGER  
INDUSTRY: WATERWAY PORT  
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED  
US ARMED FORCES: NO

CITY, STATE: LEWISTON, IDAHO  
DISPOSITION DATE: JULY 13, 2018

INFORMANT: KAREN P DAVIS  
RELATIONSHIP: WIFE  
ADDRESS: 1008 LAMBERT COURT, CLARKSTON, WASHINGTON 99403

FUNERAL FACILITY: VASSAR-RAWLS FUNERAL HOME

ADDRESS: 920 21ST AVENUE  
CITY, STATE, ZIP: LEWISTON, IDAHO 83501  
FUNERAL DIRECTOR: DENNIS W. HASTINGS

- CAUSE OF DEATH:
- A: PROBABLE STROKE  
INTERVAL: MOMENTS
- B: ATRIAL FIBRILLATION  
INTERVAL: YEARS
- C: ATRIAL FLUTTER  
INTERVAL: YEARS
- D: DIABETES  
INTERVAL: YEARS

OTHER CONDITIONS CONTRIBUTING TO DEATH: HYPERTENSION

MANNER OF DEATH: NATURAL  
AUTOPSY: NO  
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE  
CAUSE OF DEATH: NOT APPLICABLE  
DID TOBACCO USE CONTRIBUTE TO DEATH: NO  
PREGNANCY STATUS IF FEMALE: NO RESPONSE

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

CERTIFIER NAME: LISA WEBBER  
TITLE: CORONER/ME  
CERTIFIER ADDRESS: PO BOX 220  
CITY, STATE, ZIP: ASOTIN, WA 99402  
DATE SIGNED: JULY 11, 2018

LOCATION OF INJURY:

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

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

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: MAURINE L. NICHOLSON  
DATE RECEIVED: JULY 13, 2018

51023



# Affidavit for Correction

Mail to: Center for Health Statistics  
P.O. Box 47814  
Olympia, WA 98504-7814  
360-236-4300

This is a legal document. Complete in ink and do not alter.

### STATE OFFICE USE ONLY

State File Number	Fee Number	Initials	Date	Affidavit Number
-------------------	------------	----------	------	------------------

**Required information must match current information on record**

Record Type:  Birth  Death  Marriage  Dissolution (Divorce)

1. Name on Record: \_\_\_\_\_ 2. Date of Event: \_\_\_\_\_ 3. Place of Event: \_\_\_\_\_

4. Father/Parent Full Legal Name (Spouse A for Marriage or Dissolution) 5. Mother/Parent Full Birth Name (Spouse B for Marriage or Dissolution)

6. Name of Person Requesting Correction: \_\_\_\_\_ Relationship to Person on Record:  Self  Guardian  Informant  Hospital  Parent(s)  Funeral Director  Other (specify) \_\_\_\_\_

7. Return Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Use the section below for requesting any changes on the record. The record is incorrect or incomplete as follows:**

The record now shows:	The true fact is:
8. _____	9. _____
10. _____	11. _____
12. _____	13. _____
14. _____	15. _____

**I declare under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct**

16a. Signature: \_\_\_\_\_ 16b. Signature of 2<sup>nd</sup> parent (if required): \_\_\_\_\_

Printed name: \_\_\_\_\_ Date: \_\_\_\_\_ Printed name: \_\_\_\_\_ Date: \_\_\_\_\_

**INSTRUCTIONS – go to [www.doh.wa.gov](http://www.doh.wa.gov) for more information**

**Driver's license, Social Security card or hospital decorative birth certificate cannot be used as proof.**

Required documentary proof must be submitted with the affidavit and include full name and birth date. Examples of documentary proof include:

- Birth/Marriage/Divorce record
- Military record (DD-214)
- School transcripts
- Social Security Numident Report
- Certificate of Naturalization
- Hospital/medical record
- Passport
- Green/Permanent Resident card (I-551)

**Birth Certificates**

- Only a parent(s), legal guardian (if the child is under 18), or the named individual (if 18 or older) may change the birth certificate.
- The proof(s) must match the asserted fact(s). For example, if the affidavit says the name should be Mary Ann Doe, the proof must show the name to be Mary Ann Doe.
- Documentary proof must be five or more years old or established within five years of birth.

<p><b>Child under 18</b></p> <ul style="list-style-type: none"> <li>• If legal guardian(s), include certified court order proving guardianship</li> <li>• Up to age one, last name can be changed once to either parents' name on certificate (can be any combination of the first, middle or last names)*</li> <li>• After age one, a court order is required to change the last name</li> <li>• No proof is required to change the first or middle name*</li> <li>• To correct parent's information, one documentary proof is required.</li> <li>• To correct the sex of the child, one documentary proof from a medical provider is required</li> </ul>	<p><b>Adult (18 years or older)</b></p> <ul style="list-style-type: none"> <li>• Only the adult can change his or her birth certificate</li> <li>• If the first or middle name is missing, three pieces of documentary proof are required</li> <li>• If the first, middle and/or last name is misspelled, two pieces of documentary proof are required</li> <li>• To correct parent's birth date, place of birth, or name, one documentary proof is required</li> </ul>
--	---

\*To change any part of the name of a child, signatures from both parents listed on the certificate are required. If one parent is deceased, submit a death certificate with request.

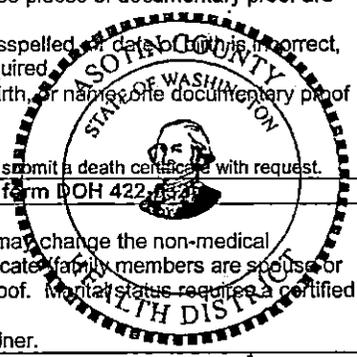
**This affidavit cannot be used to add a father to a birth certificate (use paternity acknowledgment form DOH 422)**

**Death Certificates**

- Only the informant, the funeral director, or executors/administrators (if evidence confirming such position is presented) may change the non-medical information. Proof is required to make changes if requested by a family member not listed as the informant on the certificate (family members are spouse or registered domestic partner, parent, sibling or adult child or stepchild). The informant may change marital status with proof. Marital status requires a certified copy of a court order if someone other than the informant is requesting the change.
- The medical information (cause of death) may be changed only by the certifying physician or the coroner/medical examiner.

**Marriage/Dissolution (Divorce) Certificates**

- Personal facts (minor spelling changes in name, date or place of birth or residence) may be changed by the person with one piece of documentary proof.
- To change the date or place of marriage or dissolution, the officiant (marriage) or clerk of court (dissolution) must complete and submit the affidavit.



*[Signature]*  
Bob Dutz, District Health Officer

JUL 16 2018



# Last Will and Testament

KNOW ALL MEN BY THESE PRESENTS, That I,  
RUE MARSHALL DAVIS, JR.

domiciled in Lewiston, Idaho, satisfying the statutory minimum age for execution, being of sound and disposing mind and memory, and not acting under duress, menace, fraud, or undue influence, do hereby make, publish, and declare this to be my Last Will and Testament.

I.

I hereby revoke any and all former wills and codicils made by me.

II.

I declare that I am a married man. I further declare that I have one (1) child by a previous marriage, namely CORA LENITA (LYNN) PATTON of Homer, Alaska. I further declare that I have two (2) stepdaughters, namely JENNI LYNN MAXEY, a/k/a JENNI LYNN DAVIS of Boise, Idaho, and MARCI ANNE MAXEY, a/k/a MARCI ANNE DAVIS of Lewiston, Idaho.

I, by these testaments, deny that I am the parent of any other children other than those mentioned above, and it is my intention to totally disinherit any other person claiming to be a child of mine, either naturally or by adoption, and not otherwise provided for herein.

III.

It is my intent, by this testament, to dispose of all my property, both real and personal, of which I am not seized or possessed.

Rue M. Davis, Jr. (L.S.)

IV.

Wherever in this, my Last Will and Testament, it is provided that a person shall benefit if he or she shall survive me, then that person shall not be deemed to have survived me if he or she dies in a common disaster with me or under circumstances which make it difficult or impossible to determine which of us died first, or within thirty (30) days after my death.

V.

I direct that all my just debts and expenses of my last illness and funeral, and expenses of the administration of my estate be paid out of my estate in such amount as my personal representative deems proper, without regard to any limitation in applicable law as to the amount of such expense.

VI.

I hereby give, devise, and bequeath certain items of my tangible personal property according to a written document which I shall prepare, to be in my own handwriting or to be signed by me, all in accordance with Idaho Code Section 15-2-513. Such written document shall be made known to my personal representative and shall be incorporated herein by reference as though fully set forth.

VII.

I give, devise, and bequeath to my spouse, KAREN PATRICIA DAVIS, all of the rest, residue and remainder of the property which I now own or may hereafter acquire, of every kind and character, whether community or separate property, of every nature and description, whether real or personal, wheresoever located or situated.

VIII.

In the event that my spouse, KAREN PATRICIA DAVIS, does not survive me, then I give, devise, and bequeath the said

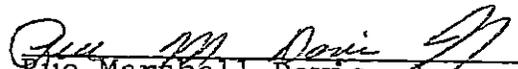
Karen M Davis (L.S.)

property to my daughter CORA LENITA (LYNN) PATTON, and my two (2) stepdaughters, JENNI LYNN MAXEY, a/k/a JENNI LYNN DAVIS and MARCI ANNE MAXEY, a/k/a MARCI ANNE DAVIS, in equal shares, share and share alike. In the event that any of the above named children do not survive me, then her share shall go to her issue per stirpes. In the event that any of the above children are not survived by issue, then her share shall proportionately increase the shares of the surviving children.

VIII.

I appoint my spouse, KAREN PATRICIA DAVIS, as personal representative of this, my Last Will and Testament, and I request that she be permitted to serve without bond or surety. I authorize and empower my said personal representative to perform all acts, sell any property, and to execute all documents which she may deem necessary or convenient in regard to my property. In the event that my spouse predeceases me or is for any reason unable or unwilling to act, I appoint CORA LENITA (LYNN) PATTON of Homer, Alaska, JENNI LYNN MAXEY, a/k/a JENNI LYNN DAVIS of Boise, Idaho, and MARCI ANNE MAXEY, a/k/a MARCI ANNE DAVIS of Lewiston, Idaho, as alternate co-personal representatives.

IN WITNESS WHEREOF, I have hereunto set my hand this 10 day of September, 1992, to this, my Last Will and Testament, consisting of five (5) typewritten pages, this page included, the preceding pages bearing my signature.

  
Rue Marshall Davis, Jr.

The foregoing instrument, consisting of five (5) pages, including this page, was subscribed, sealed, published, and declared by RUE MARSHALL DAVIS, JR., as and for his Last Will and Testament in our presence and in the presence of each

of us, and each other; and we, at the same time and place and at his request and in his presence and in the presence of each other, subscribed our names and addresses as witnesses thereto as he then and there requested us to do; and he declared said instrument in our presence and in the presence of each other to be his Last Will and Testament and request us to witness it as such.

DATED this 10<sup>th</sup> day of September, 1992, at Lewiston, Idaho.

[Signature]  
NAME

1027 Grille, Lewiston, ID  
ADDRESS

Judy A. Feider  
NAME

1234 Francis, Clarkston, WA.  
ADDRESS

STATE OF IDAHO        )  
                              :    ss.  
County of Nez Perce)

We, RUE MARSHALL DAVIS, JR., Stephen C. Rice and Judy A. Feider, Testator and witnesses respectively, whose names are signed to the foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Testator signed and executed the instrument as his last will and that he had signed willingly and that he executed it as his free and voluntary act for the purposes therein stated and expressed; and that each of the witnesses, in the presence and hearing of the Testator, signed as witness to the will and that to the best of his knowledge the Testator was at the time an adult, of sound mind, and under no constraint or undue influence.

[Signature]  
TESTATOR

[Signature]  
WITNESS

Judy A. Feider  
WITNESS

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED before me by  
RUE MARSHALL DAVIS, JR., the Testator and subscribed and sworn  
to before me by Stephen C. Rice and Judy A. Feider,  
Witnesses, this 10th day of September, 1992.

Janyie Mondreich  
Notary Public for Idaho  
Residing at Lewiston  
My commission expires on  
6-12, 1993

(NOTARY SEAL)