

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>Ron Landrus</u>	BUYER GRANTEE	2 Name <u>Clayton Waller</u>
	<u>Ken Landrus</u> + <u>Alexander Crawford</u>		<u>Kayla Waller</u>
	Mailing Address <u>788 2367 Rolling Hills Dr.</u>		Mailing Address <u>2630 17th St.</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston WA 99403</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Clayton Waller Kayla Waller</u>		<u>10413400300050000</u> <input type="checkbox"/>	
Mailing Address <u>1731 6th Ave.</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code)		<input type="checkbox"/>	
		List assessed value(s) <u>167,400.00</u>	

4 Street address of property: 1731 6th Ave. - Clarkston, WA 99403

This property is located in  unincorporated Asotin County OR within  city of Unincorp

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.

See attached legal description.

5 Select Land Use Code(s):  
11 Household, single family units

enter any additional codes: \_\_\_\_\_

(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 type="checkbox"/>	<input checked="" 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) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed (SWD)

Date of Document 10/30/18

Gross Selling Price	\$	<u>212,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>212,000.00</u>
Excise Tax : State	\$	<u>2,713.60</u>
Local	\$	<u>530.00</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>3,243.60</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>3,248.60</u>

0200

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

Signature of Grantor or Grantor's Agent <u>Ron Landrus</u> <u>10/31/18</u>	Signature of Grantee or Grantee's Agent <u>Clayton Waller</u>
Name (print) <u>Ron Landrus</u>	Name (print) <u>Clayton Waller</u>
Date & city of signing: <u>10/31/2018 - Clarkston, WA</u>	Date & city of signing: <u>10/31/2018 - Clarkston, WA</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)).

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

A TEC CK # 25730  
XRM

PAID  
NOV - 2 2018  
ASOTIN COUNTY  
TREASURER

51706

**EXHIBIT "A"**

412751

That portion of Lot 3, Block "J-2" of Clarkston Heights, Asotin County, Washington, more particularly described as follows:

Commencing at the monument at the Northeast corner of Lot 2, which is the center of the County Road; thence West along the center line of the County Road, a distance of 347.89 feet to the True Point of Beginning; thence continue on the last course last above mentioned, a distance of 112 feet; thence deflect left  $89^{\circ}59'$  a distance of 388.93 feet; thence deflect left  $90^{\circ}00'$  a distance of 112 feet; thence deflect left  $89^{\circ}59'$  a distance of 388.93 feet to the True Point of Beginning.

After Recording Return To:

Karin McMichael, P.S.  
114 W. Magnolia St., Suite 408  
Bellingham, WA 98225

DOCUMENT TITLE: **AFFIDAVIT OF NONPROBATE**  
REFERENCE NUMBER OF RELATED DOCUMENT: **N/A**  
GRANTOR: **ALEXANDER J. CRAWFORD**  
ADDITIONAL GRANTORS ON PAGE \_\_\_ OF DOCUMENT: **N/A**  
GRANTEE: **PUBLIC**  
ADDITIONAL GRANTEES ON PAGE \_\_\_ OF DOCUMENT: **N/A**  
ABBREVIATED LEGAL DESCRIPTION: **PTN LOT 3, BLOCK J-2, CLARKSTON  
HEIGHTS**  
ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A ATTACHED TO DOCUMENT  
ASSESSOR'S TAX/PARCEL NUMBER(S): \_\_\_\_\_

51706



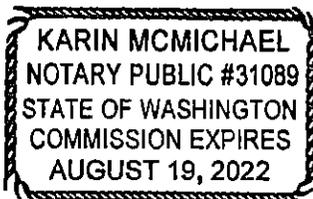
the representations made in this affidavit. I make this affidavit intending to avoid the necessity of a probate proceeding to prove the insurability of title. I recognize that individuals who induce a title insurance company to rely upon this affidavit may be required to indemnify and hold harmless such title insurance company issuing a title policy in reliance upon these representations.

Dated: 9/11, 2018.

Alexander J. Crawford  
ALEXANDER J. CRAWFORD

Signed and sworn to (or affirmed) before me on Sept. 11, 2018, by  
ALEXANDER J. CRAWFORD.

(Stamp)



Karin McMichael  
NOTARY PUBLIC  
Print name: KARIN MCMICHAEL  
My commission expires: 8-19-2022

51706

EXHIBIT A

Real property located at 1731 6<sup>th</sup> Avenue, Clarkstón, Asotin County, Washington, legally described as follows:

That portion of Lot 3, Block "J-2" of CLARKSTÓN HEIGHTS, Asotin County, Washington, particularly described as follows: Commencing at the monument at the northeast corner of Lot 2, which is the center line of the county road, thence west along the center line of the county road, a distance of 347.89 feet to the true place of beginning; thence continue on the last course a distance of 112 feet; thence deflect left  $89^{\circ} 59'$  a distance of 388.93 feet; thence deflect left  $90^{\circ} 00'$  a distance of 112 feet; thence deflect left  $89^{\circ} 59'$  a distance of 388.93 feet to the true place of beginning.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

51706

STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2014-022474

DATE ISSUED: 10/08/2014

FEE NUMBER: 000000037

GIVEN NAMES: SHIRLEY  
LAST NAME: CRAWFORD

COUNTY OF DEATH: WHATCOM  
DATE OF DEATH: OCTOBER 04, 2014  
HOUR OF DEATH: 08:30 A.M.  
SEX: FEMALE  
AGE: 62 YEARS

SOCIAL SECURITY NUMBER: [REDACTED]

HISPANIC ORIGIN: NO, NOT HISPANIC  
RACE: WHITE

BIRTHDATE: DECEMBER 20, 1951  
BIRTHPLACE: CLARKSTON, WASHINGTON

MARITAL STATUS: MARRIED  
SPOUSE: ALEXANDER JOHN CRAWFORD

OCCUPATION: CHEF  
INDUSTRY: RESTAURANT  
EDUCATION: BACHELOR'S DEGREE  
US ARMED FORCES? NO

INFORMANT: ALEXANDER JOHN CRAWFORD  
RELATIONSHIP: HUS  
ADDRESS: 9549 SUNRISE RD, BLAINE, WA 98230

PLACE OF DEATH: HOSPICE FACILITY  
FACILITY OR ADDRESS: WHATCOM HOSPICE HOUSE  
CITY, STATE, ZIP: BELLINGHAM, WASHINGTON 98225

RESIDENCE STREET: 9549 SUNRISE RD.  
CITY, STATE, ZIP: BLAINE, WASHINGTON 98230  
INSIDE CITY LIMITS? YES  
COUNTY: WHATCOM  
TRIBAL RESERVATION: NOT APPLICABLE  
LENGTH OF TIME AT RESIDENCE: 15 YEARS

FATHER: EVERETT LANDRUS  
MOTHER: PHYLLIS YOUNG

METHOD OF DISPOSITION: CREMATION  
PLACE OF DISPOSITION: JERNS CREMATORY  
CITY, STATE: BELLINGHAM, WA  
DISPOSITION DATE: OCTOBER 08, 2014

FUNERAL FACILITY: JERNS FUNERAL CHAPEL  
ADDRESS: 800 E SUNSET DR  
CITY, STATE, ZIP: BELLINGHAM WA 98225  
FUNERAL DIRECTOR: STEPHANIE E. LONGSTRETH

- CAUSE OF DEATH:
- A. ESOPHAGEAL CANCER  
INTERVAL: 21 MONTHS
  - 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: THERESE A. LANDRY, ARNP  
TITLE: ARNP  
CERTIFIER:  
ADDRESS: 2806 DOUGLAS  
CITY, STATE, ZIP: BELLINGHAM WA 98225  
DATE SIGNED: OCTOBER 06, 2014

STATUS OF DECEDENT IF A TRANSPORTATION INJURY:  
NOT APPLICABLE

ITEM(S) AMENDED: NONE

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



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

LOCAL DEPUTY REGISTRAR:  
LEEANN IMPERO  
DATE RECEIVED: OCTOBER 07, 2014

51706

DOH 01-003 (1/14)



LAST WILL AND TESTAMENT

OF

SHIRLEY LANDRUS CRAWFORD

I, SHIRLEY LANDRUS CRAWFORD am a resident of Oregon, and I do make and declare this to be my Last Will and Testament. day after STATE OF MIND

I declare that I am of lawful age and of sound and disposing mind and memory and am not acting under duress, menace, fraud or undue influence of any person whatsoever.

REVOCATION

I revoke each earlier Will and Codicil.

RELATIONSHIPS

I am the wife of Alexander John Crawford and I am the mother of Jason Brown, date of birth 10-07-73.

DEBTS, EXPENSES AND TAXES

I direct that my enforceable just debts and funeral expenses be promptly paid. I direct my personal representative to treat as an obligation of my estate and to pay without apportionment all estate, inheritance or other death taxes or duties imposed or made payable by my death by the laws of the United States or of any state, territory or country. My personal representative shall reimburse any other person who pays any such tax.

51706  
Shirley Landrus Crawford

GIFT TO SPOUSE

If my husband is living at any time on the sixty-first day after the date of my death, I give and devise to my named husband all the rest, residue and remainder of my estate, real, personal or mixed, wheresoever situated.

GIFT TO CHILD

If my husband is not living at any time on the sixty-first day after the date of my death, and if my son is 21 years of age or older, I give and devise all the rest, residue and remainder of my estate, real, personal or mixed, wheresoever situated, to my named child. Issue of Jasun Brown if Jasun Brown is deceased at my death, shall take his share by right of representation.

TRUST FOR CHILD

If my named husband does not so survive me, and if my son is younger than 21 years of age, I give and devise all the rest, residue and remainder of my estate, real, personal or mixed, wheresoever situated to S. Everett Landrus termed "trustee" in trust for the following uses and purposes:

(1) Trustee shall pay to or for the benefit of my named child, and to or for the benefit of any other child who may be born to or adopted by me, such sums from principal and income, or both, as trustee may deem advisable or necessary in trustee's sole discretion for each child's care, support, maintenance or education. Payments shall be made as frequently as trustee, in trustee's discretion deems necessary or desirable and payments shall be irrespective of whether

*Sirley Landrus Crawford*  
51706

there is any other fund applicable to the same purpose or any other persons bound by law to provide for the beneficiary's care, support, maintenance or education. When the youngest child continuing to survive attains the age of 21 years trustee shall divide the trust estate into as many equal shares as there are then children of mine living or deceased children with issue then living, and trustee shall thereupon distribute one such share to each then surviving child and one such share by right of representation to the issue of each then deceased child.

(2) If no child of mine attains the age of 21 years and no child of mine leaves issue surviving the last child of mine to die, trustee shall distribute the trust estate one-half to S. Everett and Phylis June Landrus, husband and wife and one-half to Alexander John Crawford, Sr. and Arline Nichols Crawford, husband and wife.

(3) If for any reason S. Everett Landrus does not serve or does not continue to serve as trustee, I nominate and appoint Ronald E. Landrus to serve as trustee.

PERSONAL REPRESENTATIVE

I nominate and appoint my husband to serve as personal representative of my estate without bond or other undertaking.

If my husband does not serve or does not continue to serve as personal representative, I nominate and appoint Ronald E. Landrus to serve as personal representative of my estate without bond or other undertaking.

*Sandy Landrus Crawford*

GUARDIAN

I nominate and appoint Ronald E. Landrus to serve as guardian of the person and estate of each minor child of mine.

GENERAL POWERS

My personal representative shall have full power, without requirement of any order of Court:

(1) To continue, operate, discontinue or wind up any business, partnership or other contract or transaction in which I may be interested at my death;

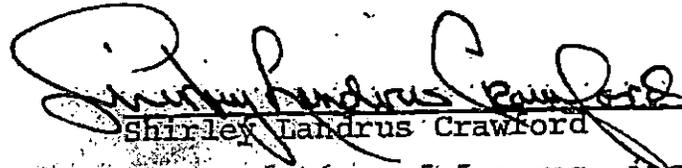
(2) To borrow money as occasion may require;

(3) To compromise, settle or waive any claim due to or by my estate; and

(4) To sell for cash or for credit, at public or private sale, assign, transfer, convey, lease or mortgage any real or personal property belonging to my estate without petition to or license or leave of Court, without issuance of notice or citation and without reporting to any Court or securing from any Court an order authorizing or confirming any sale or other disposition.

Ronald E. Landrus  
51706

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
at Aloha, Oregon, this 4<sup>th</sup> day of March, 1980

 (SEAL)  
Shirley Landrus Crawford

The foregoing instrument consisting of 5 pages, including this page, was on the day above mentioned signed, published and declared by the said SHIRLEY LANDRUS CRAWFORD as and for her Last Will and Testament in the presence of us, who at her request and in her presence and in the presence of each other do hereunto subscribe our names as witnesses thereto.

Michael A. S. residing at 5250 SW Main  
Beaverton, Oregon

Marcy Oskela residing at 18145 NW Sedgewick Ct  
Beaverton, OR 97006

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STATE OF OREGON

County of Washington

ss.

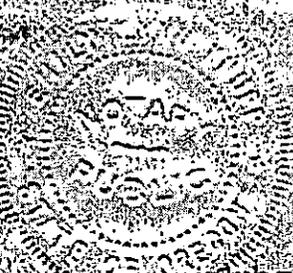
I, Michael A. Schmidt and I, Marcy Jaskela each

fairly sworn, say:

I am one of the attesting witnesses to the Will of SHIRLEY LANDRUS CRAWFORD dated March 4, 1980, a copy of which is hereto attached.

The Will was signed by SHIRLEY LANDRUS CRAWFORD on that date in the presence of each of us and at the request of her in her presence and in the presence of the other of the undersigned witnesses, I subscribed my name to the Will as an attesting witness.

To the best of my knowledge and belief, SHIRLEY LANDRUS CRAWFORD was then over the age of 18 years, of sound and disposing mind and memory, not acting under duress or undue influence and was not induced by misrepresentation or fraud to execute said Will.



Michael A. Schmidt

Marcy Jaskela

Marcy Subscribed and sworn to before me this 4 day of March, 1980.

Michael A. Schmidt  
Notary Public for Oregon  
My Commission Expires 3/31/82

KNUPP, SCHMIDT & LESKELA, P.C.  
ATTORNEYS AT LAW  
2125 S.W. TUATH VALLEY HWY  
ALVORN, OREGON 97009  
(503) 848-1875

51706