

**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 SELLER GRANTOR	Name <u>Diana L. Tippett, Personal Representative of the Estate of Gertrude Schmidt, deceased</u>	2 BUYER GRANTEE	Name <u>DIANA L. TIPPETT (50%) and MARLENE E. TIPPETT (50%)</u>
	Mailing Address <u>2455 Linda Vista Street</u>		Mailing Address <u>See Attached Exhibit "B"</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip _____
	Phone No. (including area code) <u>(509) 758-9179</u>		Phone No. (including area code) _____
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 _____		1-042-00-017-0000 <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>459,200</u>	

Street address of property: 3315 Clemans Road, Clarkston, WA 99403

This property is located in Asotin

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 Exhibit "A"

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

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.**

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

WAC No. (Section/Subsection) 458-61A-202(6)(f)

Reason for exemption Inheritance

Type of Document Personal Representative's Deed

Date of Document 11-19-18

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ 0.00
Excise Tax : State	\$ 0.00
<u>0.0075</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 Diana L. Tippett  
Name (print) Diana L. Tippett, Personal Representative  
Date & city of signing: 11/19/2018 Clarkston WA

Signature of Grantee or Grantee's Agent Diana L. Tippett  
Name (print) Diana L. Tippett & Marlene E. Tippett  
Date & city of signing: 11/17/2018 Clarkston WA

**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.20.021 (1)(C)).

LEAVY SCHULTZ DAVIS  
CL# 82954 \$

ASOTIN COUNTY  
TREASURER

51781

FILED  
FRANKLIN CO CLERK

2017 SEP 27 AM 9:33

MICHAEL J. KILLIAN

BY DEPUTY

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR FRANKLIN COUNTY

Estate of GERTRUDE C. SCHMIDT  
Deceased

NO. 17-4-50108-11  
LETTERS TESTAMENTARY

Whereas, the last Will of GERTRUDE C. SCHMIDT deceased, was on the 26th day of September, 2017 duly exhibited, proven, and recorded in said Superior Court, a copy of which is hereto annexed;

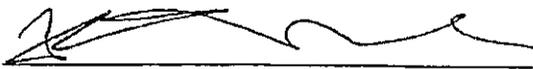
And whereas, it appears in and by said Will/Order that, DIANA TIPPETT is appointed execut(or)/rix) thereon, and whereas said has duly qualified.

Now, therefore, know all men by these presents, that we do hereby authorize the said to execute said Will according to law.

Witness my hand and the seal of the said Court on 09/27/2017



Michael J. Killian, County Clerk  
Clerk of Superior Court

By:   
Xochitl Leos, Deputy Clerk

STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2017-026187

DATE ISSUED: 06/16/2017  
FEE NUMBER:

FIRST AND MIDDLE NAME(S): GERTRUDE C  
LAST NAME(S): SCHMIDT

COUNTY OF DEATH: ASOTIN  
DATE OF DEATH: JUNE 11, 2017  
HOUR OF DEATH: 04:00 AM PRESUMED  
SEX: FEMALE AGE: 95 YEARS  
SOCIAL SECURITY NUMBER: [REDACTED]

PLACE OF DEATH: HOME  
FACILITY OR ADDRESS: 1215 EVERGREEN CT UNIT 225  
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

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

RESIDENCE STREET: 1215 EVERGREEN CT 225  
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403  
INSIDE CITY LIMITS: YES COUNTY: ASOTIN  
TRIBAL RESERVATION: NOT APPLICABLE  
LENGTH OF TIME AT RESIDENCE: 6 MONTHS

BIRTH DATE: APRIL 20, 1922  
BIRTHPLACE: EGLIE, MONTANA

FATHER/PARENT: FRED F FUNKE  
MOTHER/PARENT: CHRISTINA TACKE

MARITAL STATUS: WIDOWED  
SPOUSE: NOT APPLICABLE

METHOD OF DISPOSITION: CREMATION  
PLACE OF DISPOSITION: MOUNTAIN VIEW CREMATORY

OCCUPATION: HOMEMAKER  
INDUSTRY: OWN HOME  
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED  
US ARMED FORCES: NO

CITY, STATE: LEWISTON, IDAHO  
DISPOSITION DATE: JUNE 14, 2017

INFORMANT: DIANA TIPPETT  
RELATIONSHIP: DAUGHTER  
ADDRESS: 2455 LINDA VISTA, CLARKSTON WA, 99403

FUNERAL FACILITY: MERCHANT RICHARDSON BROWN FUNERAL HOMES  
LLC  
ADDRESS: PO BOX 107  
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403  
FUNERAL DIRECTOR: RICHARD LASSITER

CAUSE OF DEATH:  
A: ATHEROSCLEROTIC HEART DISEASE  
INTERVAL: YEARS  
B:  
INTERVAL:  
C:  
INTERVAL:  
D:  
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

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: UNKNOWN  
INJURY AT WORK: UNKNOWN  
PLACE OF INJURY:

CERTIFIER NAME: LISA WEBBER  
TITLE: CORONER/ME  
CERTIFIER ADDRESS: PO BOX 220  
CITY, STATE, ZIP: ASOTIN, WA 99402  
DATE SIGNED: JUNE 12, 2017

LOCATION OF INJURY:

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

CASE REFERRED TO ME/CORONER: YES  
FILE NUMBER: NOT APPLICABLE  
ATTENDING PHYSICIAN: NOT APPLICABLE

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: BRADY WOODBURY  
DATE RECEIVED: JUNE 13, 2017

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RETURN RECORDED DOCUMENT TO:

Mr. William E. Davis  
Leavy Schultz Davis, P.S.  
2415 West Falls Avenue  
Kennewick, WA 99336

### PERSONAL REPRESENTATIVE'S DEED

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Grantor(s): Diana L. Tippet, Personal Representative of the  
Estate of Gertrude Schmidt, deceased

Grantee(s): DIANA L. TIPPETT and MARLENE E. TIPPETT

Abbreviated Legal: PTN of Lot 17 of W.J. Clemans Addition to the Town of  
Asotin...Asotin County, WA

(For Full Legal See Below)

Assessor's Tax Parcel No. 1-042-00-017-0000

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THE GRANTOR, Diana L. Tippet, Personal Representative of the Estate of Gertrude Schmidt, deceased, in consideration of settlement of the above-named decedent's estate, conveys and quit claims equally to DIANA L. TIPPETT and MARLENE E. TIPPETT, the following-described real estate situated in Asotin County, Washington:

Tract 2:

That part of Lot 17 of W.J. Clemans Addition to the Town of Asotin, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of Lot 17, said point being on the centerline of Clemans Road; thence N.80°58'E. along the South line of said Lot 17 a distance of 30.00 feet to a point on the East right-of-way line of Clemans Road said point being the TRUE PLACE BEGINNING ; thence N.09°02'W.along said right-of-way line a distance of 2.08 feet; thence N.17°16'W.along said right-of-way line a distance of 28.20 feet; thence N.80°58'E. 251.54 feet; thence N.09°02'W., 313.86 feet to a point on the North line of said Lot 17; thence N.80°58'E.along said North line a distance of 272.74 feet; thence S.04°20'E., 148.37 feet; thence S.80°58'W., 230.58 feet; thence S.09°02'E., 196.00 feet to a point South line

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of said Lot 17; thence S.80°58'W. along said South line a distance of 277.51 to the TRUE PLACE BEGINNING.

SUBJECT to an easement for ingress, egress and utilities lying 30.00 feet North of the follow described line; Beginning at the Southwest corner of said Tract 2, point being on the East right-of-way of Clemans Road; thence N.80°58'E., 277.51 feet to East right-of-way line said point being the terminus of above described line.

Tract 3

That part of Lot 17 of W.J. Clemans Addition to the Town of Asotin, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of Lot 17, said point being on the centerline of Clemans Road; thence N.80°58'E. along the South line of said Lot 17 a distance of 30.00 feet to a point on the East right-of-way line of Clemans Road; thence N.80°58'E. along said South line a distance of 277.51 feet to the TRUE PLACE BEGINNING; thence continue N.80°58'E. along said South line a distance of 214.47 feet; thence N.4°20'W., 196.66 feet; thence S.80°58'W., 230.58 feet; thence S.09°02'E., 196.00 feet to the TRUE PLACE BEGINNING.

TOGETHER with but subject to an easement for ingress, egress and utilities lying 30.00 feet North of the follow described line; Beginning at the TRUE PLACE BEGINNING; thence S.80°58'W., 277.51 feet to East right-of-way line said point being the terminus of above described line.

Tax Parcel No. 1-042-00-017-0000.

Decedent died on June 11<sup>th</sup>, 2017, and the above-named personal representative was confirmed as personal representative of the Last Will and Testament on September 26<sup>th</sup>, 2017, and ever since the above-named personal representative has been and now is the duly appointed, qualified and acting personal representative thereof.

This deed is given to fulfill the intentions of the said decedent as declared in the Last Will and Testament and is made pursuant to an Order of Solvency entered on September 26<sup>th</sup>, 2017 in the matter of the estate of Gertrude Schmidt, deceased, filed under No. 17-4-50108-11 of the Superior Court of Franklin County, Washington.

DATED this 19<sup>th</sup> day of November, 2018.

  
Diana L. Tippett, Personal Representative

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STATE OF WASHINGTON )

) ss.

COUNTY OF BENTON )

Asotin

This certifies that on November 19<sup>th</sup> 2018, personally appeared before me Diana L. Tippett, Personal Representative of the Estate of Gertrude Schmidt, deceased, to me known to be the individual who executed the foregoing instrument and acknowledged the same as her free and voluntary act and deed for the uses and purposes therein mentioned, acknowledging the same in her capacity as such personal representative.

Samantha D. Earle

NOTARY PUBLIC in and for the State of

Washington

residing at 900 5<sup>th</sup> St. Clarkston, WA 99403

Samantha D. Earle

NAME OF NOTARY PUBLIC (TYPE OR PRINT)

My Appointment Expires: 4/13/2022



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