

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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. Tippet, Personal Representative of the</u>	2 BUYER GRANTEE	Name <u>Michaelis J. Thompson (aka Mickie Thompson)</u>
	Estate of Gertrude Schmidt, deceased		
	Mailing Address <u>2455 Linda Vista Street</u>		Mailing Address <u>3315 Clemans Road</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-9179</u>		Phone No. (including area code) <u>(509) 243-4385</u>

Send all property tax correspondence to: Same as Buyer/Grantee

List all real and personal property tax parcel account numbers – check box if personal property

List assessed value(s)

Name _____
Mailing Address _____
City/State/Zip _____
Phone No. (including area code) _____

1-042-00-017-0000

499,200

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
0.0075 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

02-00

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

Signature of Grantor or Grantor's Agent Diana L Tippet
Name (print) Diana L. Tippet, Personal Representative
Date & city of signing: 11/19/2018 Clarkston WA

Signature of Grantee or Grantee's Agent Diana L Tippet
Name (print) Michaelis J. Thompson (aka Mickie Thompson)
Date & city of signing: 11/19/2018 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)).

RETURN RECORDED DOCUMENT TO:

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

PERSONAL REPRESENTATIVE'S DEED

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

Grantee(s): Michaelis J. Thompson (aka Mickie Thompson)

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

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 to Michaelis J. Thompson (aka Mickie Thompson), the following-described real estate situated in Asotin County, Washington:

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.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 to the TRUE PLACE BEGINNING; thence N.17°16'W. along said right-of-way a distance of 317.14 feet to a point on the North line of said Lot 17; thence N.80°58'E. along said North line a distance of 296.95 feet; thence S.09°02'E., 313.86 feet; thence S.80°58'W., 251.54 feet to the TRUE PLACE BEGINNING.

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

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Decedent died on June 11th, 2017, and the above-named personal representative was confirmed as personal representative of the Last Will and Testament on September 26th, 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 26th, 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.

This distribution serves as a full satisfaction of that certain Mortgage granted in favor of Larry Thompson and Michaelis J. Thompson (aka Mickie Thompson), husband and wife, bearing the date of March 22nd, 2007, executed by Gertrude Schmidt to secure payment of sums advanced according to the terms of the agreement dated the 22nd day of March, 2007, and recorded in the offices of the county auditor of Asotin County, State of Washington on May 8th, 2007, under Auditor's File No. 298761, and re-recorded on June 22nd, 2007, under Auditor's File No. 299790, pursuant to said agreement, the transfer of the above real estate to Michaelis J. Thompson (aka Mickie Thompson) is a full satisfaction and discharge of said Mortgage.

DATED this 19th day of November, 2018.

Diana L. Tippett
Diana L. Tippett, Personal Representative

STATE OF WASHINGTON)

) ss.

COUNTY OF BENTON)
Asotin

This certifies that on November 19th 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 9005th St. Clarkston, WA 99403
Samantha D. Earle
NAME OF NOTARY PUBLIC (TYPE OR PRINT)
My Appointment Expires: 4/13/2022

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;

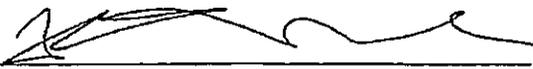
And whereas, it appears in and by said Will/Order that, DIANA TIPPETT is appointed execut(or) thereon, and whereas said has duly qualified.

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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