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2019 JUN 28 AM 10: 21

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:)	No. 19-4-00038-02
)	
RoJEAN R. GREEN,)	ORDER GRANTING
)	NONINTERVENTION POWERS
)	
Deceased.)	RCW 11.68.011; 11.68.041

After hearing on the Personal Representative's petition for an order granting nonintervention powers this day before the undersigned Judge, the Court finds that notice of the hearing was not required and the estate is solvent.

Order

It is ordered that Debbie Lee, the Personal Representative, is entitled to administer and close the decedent's estate without further court intervention or supervision.


Dated this 25 day of June, 2019.



JUDGE/COURT COMMISSIONER

Presented by:

GITTINS & DUKES, PLLC

By: 

Lucy Dukes, WSBA #46843
Attorneys for Estate

ORDER GRANTING
NONINTERVENTION POWERS

Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509) 758-2501
Facsimile: (509) 758-3576

52331

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>Debbie Lee, PR</u> <u>Estate of Ro Jean R. Green, deceased</u>	BUYER GRANTEE	2 Name <u>Susan D. Snider</u>
	Mailing Address <u>3324 Meadowlark Drive</u>		Mailing Address <u>2218 Chukar Ln</u>
	City/State/Zip <u>Lewiston ID 83501</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 Name <u>Susan D. Snider</u> Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____		List all real and personal property tax parcel account numbers – check box if personal property <u>10041901100090000</u> <input type="checkbox"/> _____ _____ _____	
		List assessed value(s) <u>108,100.00</u> _____ _____	

4 Street address of property: 1226 Maple Street, Clarkston, WA
This property is located in unincorporated Asotin County OR within city of 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.
The South 140 feet of the East 90 feet of Lot 11 in Block 'Z' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 40 Official Records of Asotin County, Washington. EXCEPT any portion lying within Burns Avenue and Maple Street.

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 _____
BARGAIN + SALE DEED
Type of Document Statutory Warranty Deed (SWD)
Date of Document 07/02/19

Gross Selling Price	\$	114,000.00
*Personal Property (deduct)	\$	0.00
Exemption Claimed (deduct)	\$	0.00
Taxable Selling Price	\$	114,000.00
Excise Tax : State	\$	1,459.20
Local	\$	285.00
*Delinquent Interest: State	\$	0.00
Local	\$	0.00
*Delinquent Penalty	\$	0.00
Subtotal	\$	1,744.20
*State Technology Fee	\$	5.00
*Affidavit Processing Fee	\$	0.00
Total Due	\$	1,749.20

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 <u>Debbie Lee PR</u>	Signature of Grantee or Grantee's Agent <u>Susan D. Snider</u>
Name (print) <u>Debbie Lee, PR</u>	Name (print) <u>Susan D. Snider</u>
Date & city of signing: <u>7.3.19, Clarkston, WA</u>	Date & city of signing: <u>7.3.19, 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)).