

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

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Richard S. Hague, deceased</u>	BUYER GRANTEE	2 Name <u>Elaine Berry Gaidies, Administratrix of the Estate of Penny L. Hague</u>
	Mailing Address _____		Mailing Address <u>40 Lytleton Ave</u>
	City/State/Zip _____		City/State/Zip <u>Charleston, SC 29407</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>(843) 437-3635</u>
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Some as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		1-260-00-003-0000-0000 <input type="checkbox"/>	List assessed value(s) <u>149,900.00</u>
Mailing Address _____		<input type="checkbox"/>	<u>0.00</u>
City/State/Zip _____		<input type="checkbox"/>	<u>0.00</u>
Phone No. (including area code) _____		<input type="checkbox"/>	<u>0.00</u>
4	Street address of property: <u>2730 Riverside Dr, Clarkston, WA 99403</u>		
This property is located in <u>Clarkston</u>			
<input type="checkbox"/> 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) <u>Lot 3 of Schnabel's Addition as recorded in the County of Asotin, State of Washington.</u>			

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)? YES NO

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 YES NO

6 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 taxes accumulated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE MAR - 4 2020
PRINT NAME _____ ASOTIN COUNTY TREASURER

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) WAC 458-61A-202(6)(I)
Reason for exemption _____
Inheritance by operation of law

Type of Document Lack of Probate Affidavit
Date of Document 2-18-20

Gross Selling Price \$	<u>149,900.00</u>
Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>149,900.00</u>
Taxable Selling Price \$	<u>0.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1%	<u>0.00</u>
From \$500,000.01 to \$1,500,000 at 1.28%	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75%	<u>0.00</u>
Above \$3,000,000 at 3.0%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total Excise Tax: State \$	<u>0.00</u>
<u>0.0025</u> Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>0.00</u>
*State Technology Fee \$	<u>5.00</u>
Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u>

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 Elaine Berry Gaidies Signature of Grantee or Grantee's Agent Elaine Berry Gaidies
Name (print) Estate of Penny L. Hague, Heir Name (print) Elaine Berry Gaidies, Administratrix
Date & city of signing 2/18/2020 Charleston, SC Date & city of signing 2/18/2020 Charleston, SC

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.02.020(1C)).

E. Gaidies CL# 10032

052983

After recording return to:

Lucy L. Dukes
843 Seventh Street, P. O. Box 191
Clarkston, WA 99403

Grantor(s): Richard S. Hague, deceased
Grantee(s): Elaine Berry Gaidies, Administratrix of the Estate of Penny L. Hague
Legal: Lot 3 of Schnabel's Addition, Asotin County, Washington
Parcel No(s). 1-260-00-003-0000-0000

AFFIDAVIT
(Lack of Probate)

STATE OF SC)
)
) : ss.
County of Charleston)

Elaine Berry Gaidies, being first duly sworn, on oath, deposes and says:

1. Richard S. Hague died on the 25th day of April, 2009, in Clark County, Nevada, then being a resident of Las Vegas, Nevada, and the owner of property located in the County of Asotin, State of Washington. At the time of his death, he was married to Penny L. Hague and owned the property with her as husband and wife.

2. That the sole and rightful heir to the property at law of decedent is as follows:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
Penny L. Hague 1590 Palomino Drive Henderson, NV 89002	Wife	L

52983

CERTIFIED

FILED

2015 AUG -6 A # 48

MARIE J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:)	NS - 4 - 00067 - 8
)	
PENNY L. HAGUE,)	LETTERS OF ADMINISTRATION
)	
Deceased.)	

WHEREAS, Penny L. Hague died intestate on March 7, 2015 leaving at the time of her death property in this state subject to administration; and;

WHEREAS, Elaine Berry Gaidies has petitioned this court to be appointed Administratrix of decedent's estate; and

WHEREAS, Elaine Berry Gaidies has duly qualified;

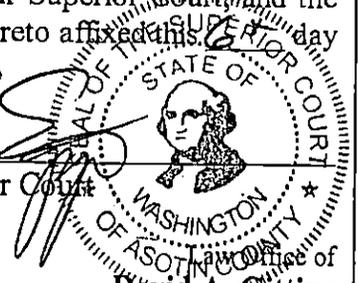
NOW, THEREFORE, know all men by these presents:

We hereby appoint Elaine Berry Gaidies as Administratrix of said estate; and

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Elaine Berry Gaidies to execute the same according to law.

WITNESS, Thomas L. Ledgerwood,
Commissioner of our Superior Court, and the
seal of said Court hereto affixed this 6th day
of August, 2015.

Marie Eggart
Clerk of the Superior Court



Office of
David A. Gittins
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

LETTERS OF ADMINISTRATION 1

EXHIBIT C

52983

STATE OF WASHINGTON)

: ss.

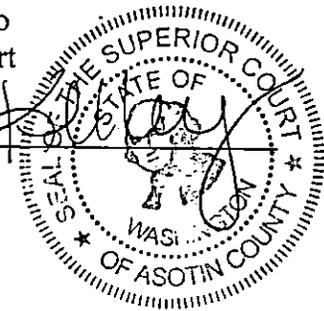
County of Asotin)

I, McKenzie A. Kelley, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true and correct copy of the Letters of Administration and of the whole thereof, as the same are now on file and of record in the above-entitled cause in my office and custody. Said Letters have never been revoked and are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this Superior Court this 28 day of Feb, 2020.

County Clerk & Ex-officio
Clerk of the Superior Court

By _____
Deputy



52983