

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 | Name <u>Estate of Frank T. Wright</u> | BUYER GRANTEE | Name <u>Thomas Anthony James</u> |
| | Mailing Address <u>c.o. Jlm. Wright</u> | | Mailing Address <u>4538 5th St. 7704 N. Ash Ln.</u> |
| | City/State/Zip <u>Spokane WA</u> | | City/State/Zip <u>Clarkston WA 99403 Spokane, WA 99218</u> |
| | Phone No. (including area code) <u>USA</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 <u>Thomas Anthony James</u> | | 11190201900000000 <input type="checkbox"/> | |
| Mailing Address <u>4538 5th St. 7704 N. Ash Ln.</u> | | <input type="checkbox"/> | |
| City/State/Zip <u>Clarkston WA 99403 Spokane, WA</u> | | <input type="checkbox"/> | |
| Phone No. (including area code) <u>99218</u> | | <input type="checkbox"/> | |
| | | List assessed value(s) 149,200.00 | |

Street address of property: 1538 5th St. - 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.

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 agricultural, 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 _____

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 06/28/20

| | | |
|-----------------------------|----|------------|
| Gross Selling Price | \$ | 167,000.00 |
| *Personal Property (deduct) | \$ | 0.00 |
| Exemption Claimed (deduct) | \$ | 0.00 |
| Taxable Selling Price | \$ | 167,000.00 |
| Excise Tax - State | \$ | 1,837.00 |
| Local | \$ | 417.50 |
| *Delinquent Interest: State | \$ | 0.00 |
| Local | \$ | 0.00 |
| *Delinquent Penalty | \$ | 0.00 |
| Subtotal | \$ | 2,254.50 |
| *State Technology Fee | \$ | 5.00 |
| *Affidavit Processing Fee | \$ | 0.00 |
| Total Due | \$ | 2,259.50 |

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

Signature of Grantor or Grantor's Agent [Signature] Name (print) Estate of Frank T. Wright

Signature of Grantee or Grantee's Agent [Signature] Name (print) Thomas Anthony James

Date & city of signing: 6/29/2020 - Clarkston, WA Date & city of signing: 6/29/2020 Clarkston

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 83-0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

PAID

JUN 30 2020

ASOTIN COUNTY TREASURER

ATEC CL# 33274

053242

EXHIBIT "A"

484733

Lots 19 and 15 in Block 2 of Sunrise Addition, according to the official plat thereof, filed under Instrument No. 42860 in the Official Records of Asotin County, Washington. EXCEPTING THEREFROM that part of Lot 15 in Block 2 of Sunrise Addition in Asotin County, Washington, more particularly described as follows: Beginning at the Southwest corner of said Lot 15, said point being on the East right-of-way line of Sunrise Drive; thence South $57^{\circ}58'$ East 78.30 feet along the South line of said Lot 15; thence North $6^{\circ}04'$ East, 38.48 feet; thence North $0^{\circ}50'$ West 35.45 feet; thence North $89^{\circ}06'$ West 60.42 feet to a point on the East right-of-way line of Sunrise Drive, said point being on a curve; thence deflect left and continue along said right-of-way line around a curve to the right with a radius of 109.02 feet for a distance of 34.60 feet to the place of beginning.

AND

That part of Lot 14 in Block 2 of Sunrise Addition, a subdivision of parts of Lots 5 & 6 in Block H of Vineland, Asotin County, Washington, according to the official plat thereof, filed in Book C of Plats at Pages 94 Official Records of Asotin County, Washington, more particularly described as follows: Beginning at the Northeast corner of Lot 14 in Block 2 of Sunrise Addition; thence West for a distance of 54 feet; thence North $6^{\circ}39'$ East a distance of 31.7 feet; thence South $57^{\circ}58'$ East a distance of 59.36 feet to the beginning.

279170

Return address:

Clark and Feeney
The Train Station, Suite 201
1229 Main Street
Lewiston, ID 83501

RECORDED

SEP 20 2004

TIME 10:15 AM
REQUEST OF Clark-Feeney
C. W. JOHNSTON, ASOTIN COUNTY AUDITOR

| |
|---|
| Document Title(s) or transactions contained therein: |
| 1. Death Certificate |
| Reference Number(s) of Documents assigned or released: N/A |
| Grantor(s) (Last name first, then first name and initials) |
| 1. Wright, Marjorie Jane, Deceased |
| <input type="checkbox"/> Additional names on page _____ of document. |
| Grantee(s) (Last name first, then first name and initials) |
| 1. The Public |
| <input type="checkbox"/> Additional names on page _____ of document. |
| Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) |
| N/A |
| <input type="checkbox"/> Additional legal is on pages 3-5 of document. |
| Assessor's Property Tax Parcel/Account Number |
| N/A |
| <input type="checkbox"/> Additional legal is on page _____ of document. |

53242

276637

Return Address:

RECORDED

JUN 1 2004

TIME 11:50 Am
REQUEST OF Mark & Family
ELAINE JOHNSTON, AGOTN COUNTY AUDITOR

COMMUNITY PROPERTY AGREEMENT

Ref.No.: N/A
Grantor: WRIGHT, FRANK T. and MARJORIE J.
Grantee: WRIGHT, FRANK T. and MARJORIE J.
Legal: N/A
Tax No.: N/A

THIS AGREEMENT, made and entered into this 14 day of November, 1997, by and between FRANK T. WRIGHT, "Husband", and MARJORIE J. WRIGHT, "Wife", husband and wife, both of whom are domiciled in the State of Washington. In consideration of their mutual agreements set forth below, the parties agree as follows:

1. Property Covered: This Agreement shall apply to all community property now owned or hereafter acquired by Husband and Wife (except for assets for which a separate beneficiary designation has been or is hereafter made by Husband or Wife and approved by the other spouse) even though some items may have been or may be purchased or acquired by one or the other or both or may have been or may be registered in the name of one or the other or both. If Husband dies and Wife survives, any separate property of Husband which is owned by Husband at the time of his death (except for assets for which for which Husband has made a separate beneficiary designation other than by Will) shall become and be

LAW OFFICE OF
WILLIAM D. ACEY
2521 LINDA VISTA
CLARKSTON, WA 99403
Tel: (509) 758-4545
Fax: (509) 758-3834

58242

considered community property vested as of the moment of his death. If Wife dies and Husband survives her, any separate property of Wife which is owned by Wife at the time of her death (except for assets for which Wife has made a separate beneficiary designation other than by Will) shall become and be considered community property vested as of the moment of her death. All such property is referred to in this Agreement as the "described community property."

2. Vesting at Death of a Spouse: If Husband dies and Wife survives him, all of the described community property shall vest in Wife as of the moment of Husband's death. If Wife dies and Husband survives her, all of the described community property shall vest in Husband as of the moment of Wife's death.

3. Disclaimer: Upon the death of either spouse, the surviving spouse may disclaim any interest passing under this Agreement in whole or in part, or with reference to specific parts, shares or assets thereof, in which event the interest disclaimed shall pass as if the provisions of paragraph 2 had been revoked as to such interest with the surviving spouse entitled to the benefits provided by any alternate disposition.

4. Automatic Revocation: The provisions of paragraph 2 shall be automatically revoked;

(a) Upon the filing by either party of a petition, complaint or other pleading for separation, dissolution or divorce; or

(b) Immediately prior to death, if the order of death cannot be ascertained.

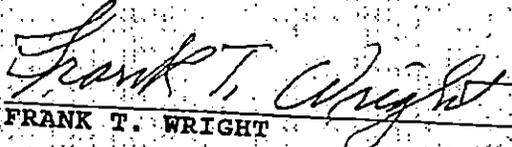
5. Optional Revocation by One Party: If either party becomes disabled, the other party shall have the power to terminate

the provisions of paragraph 2 and each party designates the other as attorney-in-fact to become effective upon disability to exercise such power. The termination shall be effective upon the delivery of written notice thereof to the disabled spouse and to the guardian(s), if any, of the person and of the estate of the disabled person. For the purposes of this paragraph, a spouse shall be deemed disabled if a person duly licensed to practice medicine in the State of Washington signs a statement declaring that the person is unable to manage his or her own affairs.

6. Powers of Appointment: This Agreement shall not affect any power of appointment now held by or hereafter given to Husband or Wife or both of them, nor shall it obligate Husband or Wife, or both of them, to exercise any such power of appointment in any way.

7. Revocation of Inconsistent Agreements: To the extent this Agreement is inconsistent with any provisions of any community property agreement or other arrangement previously made by the parties that affects the described community property, the terms of this Agreement shall be deemed to revoke such prior provisions to the extent of the inconsistency.

IN WITNESS WHEREOF, the said FRANK T. WRIGHT and MARJORIE J. WRIGHT have hereunto set their signatures this 14 day of November, 1997.


FRANK T. WRIGHT

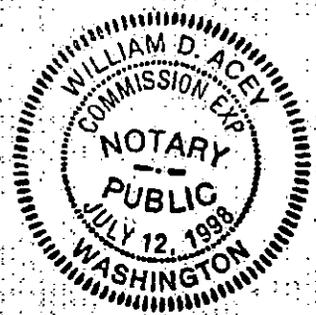

MARJORIE J. WRIGHT

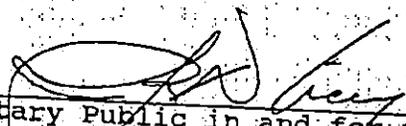
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2521 LINDA VISTA
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Tel: (509) 758-4545
Fax: (509) 758-3834

STATE OF WASHINGTON)
County of Asotin) ss

I certify that I know or have satisfactory evidence that FRANK T. WRIGHT and MARJORIE J. WRIGHT, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 14 day of November, 1997.




Notary Public in and for the State of Washington
Residing at Clarkston
My appointment expires 07/12/98

FILED

2020 JAN 30 PM 1:33

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

| | |
|--|---|
| Estate of: FRANK T. WRIGHT, <p style="text-align: center;">Deceased.</p> | NO. 20-4-00009-02 LETTERS TESTAMENTARY |
|--|---|

WHEREAS, an attested copy of the Last Will and Testament of Frank T. Wright, deceased, was on the 28th day of January, 2020, duly exhibited, proven, and recorded in our said Superior Court; and

WHEREAS, JAMES E. WRIGHT is the person appointed as Personal Representative in said Will; and

WHEREAS, JAMES E. WRIGHT has petitioned this court to be appointed Personal Representative thereof,

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said JAMES E. WRIGHT to execute the terms of the Will according to law.

WITNESS, TINA KERNAN, Judge Potem
of our Superior Court, and the seal of said Court
hereto affixed this 30th day of January, 2020

Tina Kernan
Clerk of the Superior Court

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CN

