

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>Betty J. Davis, deceased</u>	BUYER GRANTEE	2 Name <u>Freddy L. Davis, a widower</u>
	Mailing Address <u>834 4th St</u>		Mailing Address <u>834 4th St</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 751-9567</u>		Phone No. (including area code) <u>(509) 751-9567</u>
3 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		List assessed value(s)
Name _____	<u>1-004-23-016-0010-0000</u> <input type="checkbox"/>	<u>36,100.00</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: 901 15th St, Clarkston, WA 99403  
This property is located in 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.  
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)  
Please see attached Exhibit A.

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 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) NEW 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) WAC 458-61A-202(1)(b)(i)  
Reason for exemption \_\_\_\_\_  
Transfer through devise by inheritance. NO - PROBATE  
Type of Document Lack of Probate Affidavit  
Date of Document 8/5/2020

Gross Selling Price \$	<u>0</u> <del>36,100.00</del>
Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0</u> <del>36,100.00</del>
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 [Signature] Signature of Grantee or Grantee's Agent [Signature]  
Name (print) Freddy L. Davis, Surviving Spouse Name (print) Freddy L. Davis  
Date & city of signing 08/05/2020, Lewiston, Idaho Date & city of signing 08/05/2020, Lewiston, Idaho

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)).

**EXHIBIT A**

The North half of the South half of Lot 16 in Block "HH" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 20, records of Asotin County, Washington, EXCEPTING the North 30 feet thereof, and EXCEPT the South 80 feet thereof. ALSO EXCEPTING the North 120 feet of the South 630 feet thereof, and EXCEPTING the North 50 feet of the South 100 feet of the North 250 feet of the South half thereof.

Tax Parcel No. 1-004-23-016-0010-0000

After recording return to:

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

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Grantor(s): Betty J. Davis, deceased  
Grantee(s): Freddy L. Davis, a widower  
Legal: Part of N 1/2 of S 1/2, Lot 16, Block "HH" of Vineland, Asotin County, Washington  
Parcel No(s). 1-004-23-016-0010-0000

**AFFIDAVIT**  
(Lack of Probate)

STATE OF IDAHO )  
 : ss.  
County of Nez Perce )

Freddy L. Davis, being first duly sworn, on oath, deposes and says:

1. Betty J. Davis died on the 3<sup>rd</sup> day of December, 2017, in Asotin County, Washington, then being a resident of Clarkston, Washington, and the owner of property located in the County of Asotin, State of Washington. At the time of her death, Betty J. Davis was married to Freddy L. Davis. A certified copy of Betty J. Davis's death certificate is attached as **Exhibit A.**

2. That the heir at law of decedent is as follows:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
Freddy L. Davis 834 4 <sup>th</sup> St Clarkston WA 99403	Surviving Spouse	L

53342

3. Betty J. Davis died intestate. The real property described below was community property owned jointly by Betty J. Davis and her surviving spouse, Freddy L. Davis. Pursuant to RCW 11.04.015(1)(a), Freddy L. Davis is the lawful surviving heir and owner of the following-described real property:

The North half of the South half of Lot 16 in Block "HH" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 20, records of Asotin County, Washington, EXCEPTING the North 30 feet thereof, and EXCEPT the South 80 feet thereof. ALSO EXCEPTING the North 120 feet of the South 630 feet thereof, and EXCEPTING the North 50 feet of the South 100 feet of the North 250 feet of the South half thereof.

Tax Parcel No. 1-004-23-016-0010-0000.

4. This Affidavit is made solely to induce the title insurance company to insure title to real property in which decedent held an interest at the time of her death, and to comply with the provisions of WAC 458-61A-202(6)(i).

Dated this 5<sup>th</sup> day of August, 2020.

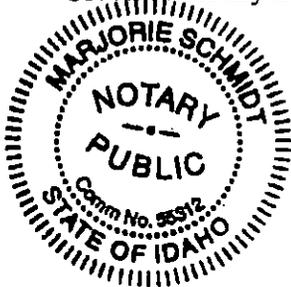
*Freddy L. Davis*

FREDDY L. DAVIS

STATE OF IDAHO )  
 )  
 ) :ss  
County of Nez Perce )

On this day personally appeared before me Freddy L. Davis, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 5 day of August, 2020.



*Marjorie Schmidt*  
Notary Public for Idaho

Residing at *Lewiston*

My appointment expires: 10-28-21