



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.

Form section 1: Seller/Grantor and Buyer/Grantee information. Seller: Estate of Nancy E. Owens, 2415 NW High Pt Ct, Pullman WA 99163. Buyer: Clifford F. Barnes, Letha M. Barnes, 417 Riverview Dr, Asotin WA 99402.

Form section 2: Property address and tax information. Address: 3140 Clemans Rd - Clarkston, WA, 99403. Tax parcel number: 10420002800020000. Assessed value: 189,800.00.

Form section 5: Subject Land Use Code(s): 11 Household, single family units. Includes checkboxes for tax exemptions.

Form section 6: Property classification questions. Includes checkboxes for forest land, current use, and historic property.

Form section 7: Notice of Continuance and Notice of Compliance (Historic Property). Includes signature lines for Deputy Assessor and Owner(s).

Form section 7: List all personal property included in selling price. Includes a table for Gross Selling Price, Exemption Claimed, Taxable Selling Price, Excise Tax, and Total Due (\$3,920.00).

Form section 8: Certify under penalty of perjury that the foregoing is true and correct. Includes signatures of Grantor's Agent and Grantee's Agent.

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 84 (8/01) (6/25/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

That part of Lot 28 in W.J. Clemons Addition, to the City of Asotin, according to the official plat thereof, Official Records of Asotin County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Lot 28, said point being on the centerline of the County Road; thence Northeasterly along said centerline a distance of 158 feet more or less, to the True Place of Beginning; thence continue Northeasterly along said centerline a distance of 147.4 feet more or less to the Northeast corner of said Lot 28; thence Westerly along the North line of said Lot 28 a distance of 174.9 feet; thence Southerly at right angles a distance of 102.15 feet; thence Southeasterly a distance of 153.70 feet to the True Place of Beginning.

Tax Parcel Number(s): 1-042-00-028-0002-0000

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FILED

2020 JUN 26 AM 11:22

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

IN RE THE ESTATE OF:

NANCY ELAINE OWENS,

DECEASED.

NO. 20-04-00046-02

AMENDED NOTICE OF
APPOINTMENT AND PENDENCY
OF ADMINISTRATION

YOU ARE NOTIFIED that on June 22nd, 2020, DEBORAH PARENT, was appointed and was qualified as the Administrator of the above estate, and that administrative proceedings are pending.

DATED this 25th day of June, 2020.

Brooke J. Burns

Brooke J. Burns, WSBA #38000
Attorney for Administrator

Brooke Burns Law

608 Chestnut Street
Clarkston, WA 99403

(509) 758-1005

AMENDED NOTICE OF APPOINTMENT AND
PENDENCY OF ADMINISTRATION

53377

FILED

2020 JUN 22 AM 10: 22

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

IN RE THE ESTATE OF:

NO. 20-4-00046-02

NANCY ELAINE OWENS,

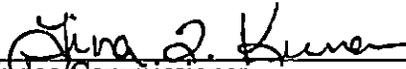
ORDER APPOINTING
SUCCESSOR ADMINISTRATRIX

DECEASED.

This matter having come on before the court by the agreement of the heirs of the Estate of Nancy Elaine Owens, to wit, DEBORAH PARENT and MELANIE HINES, and the court having considered the records and files herein, and DEBORAH PARENT, having filed an Oath of Administratrix, and the \$10 bond, which was previously posted, it is now, therefore,

ORDERED, ADJUDGED AND DECREED that the Clerk of this Court shall issue Letters Testamentary to DEBORAH PARENT as the replacement Administratrix for Melanie Hines; and, that DEBORAH PARENT shall serve under said letters and administer the estate, including the sale of the real property, subject to further order of the Court.

DATED this 22 day of June, 2020.



Judge/Commissioner

Presented by:



Brooke J. Burns, WSBA #38000
Attorney for Estate

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Brooke Burns Law
608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005

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FILED

2020 JUN 22 AM 10: 23

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

IN RE THE ESTATE OF:

NO. 20-4-00046-02

NANCY ELAINE OWENS,

LETTERS OF ADMINISTRATION

DECEASED.

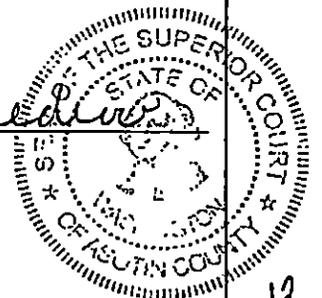
WHEREAS, heretofore DEBORAH PARENT, was duly appointed administratrix of the Estate of NANCY ELAINE OWENS, deceased, conditioned upon said DEBORAH PARENT, filing her oath herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that said DEBORAH PARENT, has duly qualified as such administratrix and is authorized to administer upon said estate according to law.

WITNESS my hand and seal of this Court affixed this 22nd day of June, 2020.

Clerk of said Superior Court

Nicole Medeiros
Deputy



Brooke Burns Law
608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005

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CERTIFICATE

STATE OF WASHINGTON }
County of Asotin } ss.

I, _____, Clerk of the Superior Court of said County and State do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above-entitled cause, and were on the ___ day of _____, 2020, duly entered of record.

I further certify that said Letters are now in full force and effect.

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

Clerk of said Superior Court

Deputy

Brooke Burns Law
608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005

FILED

2020 JUN 22 AM 10: 22

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

IN RE THE ESTATE OF:

NANCY ELAINE OWENS,

DECEASED.

NO. 20-4-00046-02

AGREEMENT TO APPOINT
SUCCESSOR ADMINISTRATRIX

COMES NOW, MELANIE HINES and DEBORAH PARENT by and their attorney of record, BROOKE J. BURNS, of the law firm Brooke Burns Law, PLLC, and hereby requests the court to substitute DEBORAH PARENT for Administratrix of the Estate of NANCY ELAINE OWENS and to remove Melanie Hines as administratrix of the Estate:

I. BACKGROUND

1.1 NANCY ELAINE OWENS, Decedent, died on April 12, 2020.

1.2 The Decedent left no Will, never having executed a Will to the knowledge of the heirs. After the exercise of reasonable diligence, the heirs are unaware of any testamentary instrument having been signed by the decedent. This matter is currently being administered in the Superior Court for Asotin County, Cause No. 20-4-00046-02.

1.3 NANCY ELAINE OWENS left surviving her the following heirs:

Melanie Hines
3140 Clemens Road
Clarkston, WA

Daughter

Legal

Brooke Burns Law

608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005

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1 Deborah Parent
2 2415 Northwest Highpointe Ct.
3 Pullman, WA 99163

Daughter

Legal

4 II. AGREEMENT TO APPOINT SUCCESSOR ADMINISTRATRIX

5 2.1 MELANIE HINES was appointed Administratrix of the Decedent's estate on June
6 3, 2020.

7 2.2 MELANIE HINES was convicted of a felony in 1991.

8 2.3 The heirs agreement that MELANIE HINES cannot be Administratrix of the
9 Estate of NANCY ELAINE OWENS because she is not qualified to serve as Administratrix
10 pursuant to RCW § 11.36.010(1)(a)

11 III. NOMINATION OF SUCCESSOR ADMINISTRATRIX

12 3.1 The Decedent left no Will, never having executed a Will to the knowledge of the
13 Petitioner, therefore an Administratrix could not be named. Pursuant to RCW § 11.28.120(2), the
14 Petitioner is the daughter of the decedent and is eligible to be appointed as Personal
15 Representative of the Estate of NANCY ELAINE OWENS.

16 3.2 MELANIE HINES renounced her priority and nominated DEBORAH PARENT
17 to serve as the sole Administratrix, as set forth in the Declaration of Renunciation and
18 Nomination of Successor Administratrix executed by MELANIE HINES and filed herewith.

19 V. PRAYER FOR RELIEF

20 Wherefore, Petitioner prays as follows:

21 4.1 That the Court order removal of MELANIE HINES as Administratrix.

22 4.2 That the Court appoint DEBORAH PARENT as Administratrix.

23 4.3 For such other and further relief as the Court may deem just and equitable.
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Brooke Burns Law

608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005

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DATED this 18th day of June, 2020.

Brooke Burns
Brooke J. Burns, WSBA# 38000
Attorney for Estate

Approved by:

Melanie D. Hines
MELANIE HINES

Approved by:

Deborah Parent
DEBORAH PARENT

Brooke Burns Law
608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005

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SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

IN RE THE ESTATE OF:
NANCY ELAINE OWENS,
DECEASED.

NO. 20-4-00046-02
OATH OF ADMINISTRATRIX

STATE OF WASHINGTON }
County of Asotin } ss.

DEBORAH PARENT, being first duly sworn upon her oath, deposes and says:

That I am the person who has been confirmed as administratrix of the Estate of NANCY ELAINE OWENS, by the above-entitled court, and I do solemnly swear that I will perform, according to law, the duties of my trust as administratrix of the Estate of the said NANCY ELAINE OWENS.

Deborah Parent
DEBORAH PARENT

SIGNED AND SWORN to before me this 18th day of June, 2020, by DEBORAH PARENT.

Jesse A. Martin - *Jesse A. Martin*
Notary Public in and for the State of Washington,
residing at Cotton, Whitman County, WA
Commission expires: 08/20/2023



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Brooke Burns Law
608 Chestnut Street
Clarkston, WA 99402
(509) 758-1005

OATH OF ADMINISTRATRIX