

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>Dianney Tran Thai Huffaker</u>	BUYER GRANTEE	Name <u>Emily Q. Fry</u>
	Mailing Address <u>P.O. Box 1465</u>		<u>Trevor S. Massey</u>
	City/State/Zip <u>Lewiston ID 83501</u>		Mailing Address <u>1313 Boston St.</u>
	Phone No. (including area code) _____		City/State/Zip <u>Clarkston WA 99403</u>
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>Emily Q. Fry Trevor S. Massey</u>		<u>10042500200060000</u> <input type="checkbox"/>	
Mailing Address <u>1313 Boston St.</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
List assessed value(s) <u>152,400.00</u>			

Street address of property: 1313 Boston 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.

The North 75 feet of the South 528 feet of the West Half of Lot 2 in Block JJ of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 14, records of Asotin County, Washington. EXCEPTING THEREFROM the West 25 feet thereof

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 _____

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 03/26/20

Gross Selling Price \$	<u>172,690.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>172,690.00</u>
Excise Tax : State \$	<u>1,899.59</u>
Local \$	<u>431.73</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>2,331.32</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>2,336.32</u>

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

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

Signature of Grantor or Grantor's Agent <u>Dianney Tran Thai Huffaker</u>	Signature of Grantee or Grantee's Agent <u>Emily Q. Fry</u>
Name (print) <u>Dianney Tran Thai Huffaker</u>	Name (print) <u>Emily Q. Fry</u>
Date & city of signing: <u>Clarkston 3/27/20</u>	Date & city of signing: <u>3.30.2020, 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)).

5. The sale shall be conducted under the Purchase and Sale Agreement and Seller's Net Sheet that the guardian submitted to the court.
6. Publication of the notice of this sale shall be given in the form and manner required by law and the sale must be confirmed by the court. (RCW 11.92.110).
7. The proceeds of sale shall be applied as follows: first, to all liens and encumbrances against the property; second, to all costs of sale; third, to all costs of preparing the property for sale; fourth any and all outstanding obligations that were acquired from the guardian process.
8. The remaining proceeds will then be placed into the blocked account which has already been established and proof of such was filed with this court on November 26, 2019.
9. The court further orders:

Date: FEB 26 2020

Jana J Kernan
 Judge/Commissioner

Print name

Presented by:
M. Denise Lowe
 Signature of Guardian/Attorney

M. Denise Lowe
 Printed Name of Guardian/Attorney,
 WSBA/CPG#

PO Box 1465
 Address

Lewiston, Idaho 83501
 City, State, Zip Code

(208) 816-2623/(208) 471-8950
 *Telephone/Fax Number

Deniselowe35@gmail.com
 Email Address

***If you do not want your personal phone number on this public form, you may list your telephone number on a separate form which may be available to parties and the court, as well as its staff and volunteers, but will not be made available to the public. Use Form WPF GDN 03.0100, Guardianship Confidential Information Form (Telephone Numbers), for this purpose. GR 22(b)(6).**

53039

Preliminary Statement

ASOTIN COUNTY, WA
FEB 15 1977

IN THE MATTER OF THE ESTATE OF
PERRY STANFORD HUFFAKER
Deceased

Probate in ASOTIN County
No. 13625

- 1. Place of death St. Joseph's Hospital, Lewiston, ID Date January 17, 1977
- 2. Cause of death Disseminated Intramuscular coclyiopath; falciparum malaric injection Date of birth August 27, 1929
- 3. Domicile of decedent 1313 Boston Street, Clarkston, Washington a/k/a Dianney Tran Thai Huffaker
- 4. Name and address of petitioner Y Tran Thai Huffaker/ surviving spouse
- 5. Name and address of attorney Jay Roy Jones, P. O. Box 80, Asotin, WA
- 6. Nature and location of Washington estate family home

- 6a. Estimated total value \$ to be determined Community \$ all Separate \$ N/A
- 7. Value of property without state \$ none Nature and location N/A

- 8. Is there a will? No Is will non-intervention? No
- 9. Insurance
 - a. On Life of Decedent—Ordinary Life \$ to be determined Name of Beneficiary
 - b. On Life of Surviving Spouse \$ None Name of Beneficiary N/A

- 10. Did decedent at any time prior to death make transfer of a material part of his property to any person, direct in trust or otherwise, without full consideration in money or money's worth? If so, state date of transfer, nature of property, and estimated value thereof at decedent's death
No
- 11. Did decedent at time of death have any interest in any joint bank or savings account, or in stocks, bonds or other intangibles, jointly owned by decedent and others? If so, state approximate value thereof
No
(Amount to be included in (a) above)

NAME	Address	Age	Relation	FOREIGN HEIRS, YES NO	
				HEIRS, LEGATEES OR DEVISEES	Estimated Value Distrib. Share
a/k/a Dianney Tran Thai Huffaker					all
1. Y Tran Thai Huffaker	1313 Boston St. Clarkston	41	surv. sp.		
2. Tran Quoc Hung Huffaker	1313 Boston St. Clarkston	4	son		
3. Stanley Ray Huffaker	see below *	24	son		
4. Steven Duano Huffaker	1313 Boston, Clarkston	22	son		
5. Kelly Lynn Huffaker	see below **	18	son		

* Rt. 7, Box 7148V, Nampa, Idaho 83651
 **P.O. San Francisco, USS Niagara Falls, AFS-3, 96601

Remarks: It is anticipated that an in lieu of homestead award will be entered in this cause.

I HEREBY CERTIFY That the above information is true and correct.
 Date February 14, 1977
 Dianney Tran Thai Huffaker
 a/k/a Dianney Tran Thai Huffaker