

# Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.  
This affidavit will not be accepted unless all areas on all pages are fully completed.  
This form is your receipt when stamped by cashier. Please type or print.

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

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

**1 Seller/Grantor**

Name Margaret Ann Riggers

Mailing address 1821 Fourth Avenue

City/state/zip Clarkston, WA 99403

Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Donald Duane Riggers

Mailing address 1821 Fourth Avenue

City/state/zip Clarkston, WA 99403

Phone (including area code) \_\_\_\_\_

**3** Send all property tax correspondence to:  Same as Buyer/Grantee

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-167-00-004-0000-0000</u>	<input type="checkbox"/>	<u>174,400</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property 1821 Fourth Avenue, Clarkston, WA

This property is located in Clarkston (for unincorporated locations please select your county)

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 you need more space, attach a separate sheet to each page of the affidavit).

Lot 4 of Evert Addition according to plat recorded in Book D of Plats, page 53, in Asotin County, Washington, Except the West 25 feet thereof.

**5** 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 RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)?  Yes  No

Is this property predominantly used for timber (as classified under RCW 84.84 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215.  Yes  No

If yes, complete the predominate use calculator (see instructions for section 5).

**6** Is this property designated as forest land per RCW 84.33?  Yes  No  
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34?  Yes  No

Is this property receiving special valuation as historical property per RCW 84.26?  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 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 signature \_\_\_\_\_ 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) doesn't wish to continue, all additional taxes calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

**(3) NEW OWNER(S) SIGNATURE**

Signature \_\_\_\_\_

Print name \_\_\_\_\_

Signature \_\_\_\_\_

Print name \_\_\_\_\_

**7** List all personal property (tangible and intangible) included in selling price.

None

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) 458-61A-202 (6)(a)

Reason for exemption \_\_\_\_\_

Transfer pursuant to recorded Community Property Agreement and Death Certificate, copies of which are attached.

Type of document CPA and Death Certificate

Date of document March 17, 2021

Gross selling price	_____	0.00
*Personal property (deduct)	_____	0.00
Exemption claimed (deduct)	_____	0.00
Taxable selling price	_____	0.00
Excise tax: state		
Less than \$500,000.01 at 1.1%	_____	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	_____	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	_____	0.00
Above \$3,000,000 at 3%	_____	0.00
Agricultural and timberland at 1.28%	_____	0.00
Total excise tax: state	_____	0.00
0.0025 Local	_____	0.00
*Delinquent interest: state	_____	0.00
Local	_____	0.00
*Delinquent penalty	_____	0.00
Subtotal	_____	0.00
*State technology fee	_____	5.00
Affidavit processing fee	_____	5.00
Total due	_____	10.00

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 agent Donald Duane Riggers

Name (print) Donald Duane Riggers

Date & city of signing Lewiston, ID 83501 March 29, 2021

Signature of grantee or agent Donald Duane Riggers

Name (print) Donald Duane Riggers

Date & city of signing Lewiston, ID 83501 March 29, 2021

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705, Teletype (TTY) users may use the WA Relay Service by calling 711.

Asotin County, WA  
Darla McKay Auditor

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Fee:\$41.00

CREASON, MOORE, DOKKEN &  
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**AFTER RECORDING, RETURN TO:**

Paul B. Burris  
Creason, Moore, Dokken & Geidl, PLLC  
P. O. Drawer 835  
Lewiston ID 83501

**CERTIFICATE OF DEATH**

*Reference Numbers of Related Documents:* N/A

*Grantor:* Riggers, Margaret Ann

*Grantee:* Public

54048

STATE OF WASHINGTON  
DEPARTMENT OF HEALTH



CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2021-004998

LOCAL FILE NUMBER: 0508

DATE ISSUED: 02/04/2021  
FEE NUMBER:

FIRST AND MIDDLE NAME(S): MARGARET ANN  
LAST NAME(S): RIGGERS

COUNTY OF DEATH: SPOKANE

DATE OF DEATH: JANUARY 30, 2021

HOUR OF DEATH: 02:00 PM

SEX: FEMALE AGE: 84 YEARS

SOCIAL SECURITY NUMBER: [REDACTED]

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO  
RACE: WHITE

BIRTH DATE: [REDACTED]

BIRTHPLACE: GREELEY, CO.

MARITAL STATUS: MARRIED

SURVIVING SPOUSE: DONALD DUANE RIGGERS

OCCUPATION: TEACHERS AID

INDUSTRY: PUBLIC EDUCATION

EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE

US ARMED FORCES: NO

PLACE OF DEATH: HOSPITAL

FACILITY OR ADDRESS: PROVIDENCE SACRED HEART MEDICAL CENTER

CITY, STATE, ZIP: SPOKANE, WASHINGTON 99204

RESIDENCE STREET: 1821 4TH AVENUE

CITY, STATE, ZIP: CLARKSTON, WA 99403

INSIDE CITY LIMITS: NO COUNTY: ASOTIN

TRIBAL RESERVATION: NOT APPLICABLE

LENGTH OF TIME AT RESIDENCE: 22 YEARS

FATHER: WALTER EDWARD CARY

MOTHER: PANSY RACHEL FORRESTER

METHOD OF DISPOSITION: CREMATION

PLACE OF DISPOSITION: VALLEY CREMATORY

CITY, STATE: LEWISTON, IDAHO

DISPOSITION DATE: FEBRUARY 04, 2021

FUNERAL FACILITY: VASSAR-RAWLS FUNERAL HOME

INFORMANT: DONALD D. RIGGERS

RELATIONSHIP: HUSBAND

ADDRESS: 1821-4TH AVENUE, CLARKSTON, WASHINGTON 99403

ADDRESS: 920 21ST AVENUE

CITY, STATE, ZIP: LEWISTON, IDAHO 83501

FUNERAL DIRECTOR: DENNIS W. HASTINGS

CAUSE OF DEATH:

A: ACUTE HYPOXIC RESPIRATORY FAILURE DUE TO HOSPITAL ACQUIRED PNEUMONIA

INTERVAL: DAYS

B:

INTERVAL:

C:

INTERVAL:

D:

INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH: ACUTE DECOMPENSATED  
HEART FAILURE, ATRIAL FIBRILLATION WITH RAPID VENTRICULAR RESPONSE

MANNER OF DEATH: NATURAL

AUTOPSY: NO

WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE

CAUSE OF DEATH: NOT APPLICABLE

DID TOBACCO USE CONTRIBUTE TO DEATH: NO

PREGNANCY STATUS IF FEMALE: NO RESPONSE

DATE OF INJURY:

HOUR OF INJURY:

INJURY AT WORK:

PLACE OF INJURY:

CERTIFIER NAME: HARRY LAWRENCE, PAC

TITLE: PHYSICIAN ASSISTANT

CERTIFIER ADDRESS: 104 W. 8TH AVENUE, 2 NORTH

CITY, STATE, ZIP: SPOKANE, WASHINGTON 99204

DATE SIGNED: FEBRUARY 01, 2021

LOCATION OF INJURY:

CITY, STATE, ZIP:

COUNTY:

DESCRIBE HOW INJURY OCCURRED:

CASE REFERRED TO ME/CORONER: NO

FILE NUMBER: NOT APPLICABLE

ATTENDING PHYSICIAN: NOT APPLICABLE

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: SHANTEL ZETTLER

DATE RECEIVED: FEBRUARY 02, 2021

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I-15 CP

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Fee:\$107.50

CREASON, MOORE, DOKKEN &

**AFTER RECORDING, RETURN TO:**

Paul B. Burris  
Creason, Moore, Dokken & Geidl, PLLC  
P. O. Drawer 835  
Lewiston ID 83501

**COMMUNITY PROPERTY AGREEMENT**

**Reference Numbers of Related Documents:** N/A

**Grantor:** Riggers, Margaret Ann

**Grantee:** Riggers, Donald Duane

**Legal Description:**

1. Real property located in Asotin County, Washington, described as follows:  
  
Lot 4 of Evert Addition according to plat recorded in Book D of Plats, page 53, in Asotin County, Washington.
2. Additional legal description is on page 2 of the Community Property Agreement.
3. Assessor's Parcel Nos. 1-167-00-004-0000-0000.

**AFTER RECORDING, RETURN TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMMUNITY PROPERTY AGREEMENT  
WITH TRANSMUTATION AT DEATH**

This agreement is made between Donald Duane Riggers ("Husband") and Margaret Ann Riggers ("Wife"), husband and wife, who were married on December 26, 1998, in Clarkston, Washington, and who are currently domiciled within the State of Washington. In consideration of their mutual promises and covenants set forth below, the parties agree as follows:

1. ***Property Covered:*** This agreement shall apply to the following described property now owned or hereafter acquired by Husband and Wife even though some items may have been purchased or acquired by one or the other alone or may be registered in the name of one or the other or both:

A. **Residence.** Real property commonly referred to as 1821 Fourth Avenue, Clarkston, Asotin County, Washington, and more particularly described as follows:

**COMMUNITY PROPERTY AGREEMENT  
WITH TRANSMUTATION AT DEATH - 1**  
*cjm/riggers, don & peggy/cpa*

**Creason, Moore, Dokken & Geidl, PLLC**  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231

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Lot 4 of Evert Addition according to plat recorded in Book D of Plats, page 53, in Asotin County, Washington. Except the West 25 feet thereof.

SUBJECT TO:

- Covenants, Conditions and Restrictions recorded May 31, 1977, as Instrument No. 132841, and re-recorded June 21, 1977, as Instrument No. 133171.
- Reservations contained in instrument recorded July 26, 1978, as Instrument No. 138974.

APN: 1-167-00-004-0000-0000.

B. All personal property now owned or hereafter acquired.

The above-described property shall be transmuted at death into and declared to be the community property of the parties and 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 and/or separate 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 and or separate 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 the 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

COMMUNITY PROPERTY AGREEMENT  
WITH TRANSMUTATION AT DEATH - 2  
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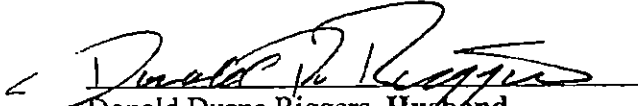
(b) Immediately prior to death, if the order of death cannot be ascertained, or if both parties hereto die within ninety (90) days of one another.

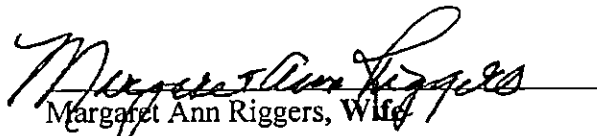
5. **Optional Revocation by One Party:** If either party becomes incapacitated, the other party shall have the power to terminate the provisions of paragraph 2 and each party designates the other as attorney-in-fact to become effective upon incapacity to exercise such power. The termination shall be effective upon the delivery of written notice thereof to the incapacitated spouse and to the guardian(s), if any, of the person and of the estate of the incapacitated person. For the purposes of this paragraph, a spouse shall be deemed incapacitated if a person duly licensed to practice medicine signs a statement declaring that the person is unable to manage his or her own financial 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 parties, Donald Duane Riggers and Margaret Ann Riggers, have hereunto set their signatures this 17<sup>th</sup> day of June, 2010.

  
Donald Duane Riggers, Husband

  
Margaret Ann Riggers, Wife

COMMUNITY PROPERTY AGREEMENT  
WITH TRANSMUTATION AT DEATH - 3  
cjm/riggers, don & peggy/cpa

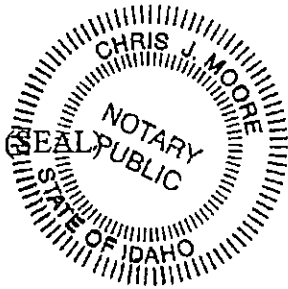
Creason, Moore, Dokken & Geidl, PLLC  
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(208)743-1516; Fax(208)746-2231

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

On this day personally appeared before me, Donald Duane Riggers and Margaret Ann Riggers, husband and wife, to me known to be the individuals described in and who executed the within and foregoing Community Property Agreement, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal on this 17<sup>th</sup> day of June, 2010.



Chris Moore  
Notary Public in and for said State,  
residing at or employed in Lewiston.  
My Commission Expires: 11-17-2013

**COMMUNITY PROPERTY AGREEMENT  
WITH TRANSMUTATION AT DEATH - 4**  
*cjm/riggers, don & pegg/cpa*

Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston ID 83501  
(208)743-1516; Fax(208)746-2231