

# 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 Freman Lee Blalock and Connetta Joycene Blalock,  
husband and wife

Mailing address 538 7th Street

City/state/zip Clarkston, WA 99403

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

**2 Buyer/Grantee**

Name Connetta J Blalock, a widow

Mailing address 538 7th Street

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>1-001-41-003-0000-0000</u>	<input type="checkbox"/>	<u>\$ <del>14,500.00</del></u>
<u>VEVY CODE 021</u>	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property 538 7th Street

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 3 in Block 41 of Clarkston, according to the official plat thereof, filled in Book B of Plats at Page(s) 17, records of Asotin County, Washington.

**5** Section 538(1)

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 tax 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 \_\_\_\_\_ Signature \_\_\_\_\_  
Print name \_\_\_\_\_ 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 number (section/subsection) WAC 458-61A-202(2)(b)(1)  
Reason for exemption \_\_\_\_\_

Transfer of property through lack of probate affidavit due to death of spouse

Type of document Lack of Probate Affidavit

Date of document 02/05/2021

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 Kristy Ngo  
Name (print) Kristy Ngo  
Date & city of signing 03/22/2021, Anaheim, CA

Signature of grantee or agent Kristy Ngo  
Name (print) Kristy Ngo  
Date & city of signing 03/22/2021, Anaheim, CA

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)).

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**LACK OF PROBATE AFFIDAVIT  
STATE OF WASHINGTON  
FOR SEPARATE PROPERTY, COMMUNITY PROPERTY, OR JOINT TENANCY PROPERTY**

Title Insurance Commitment No:

STATE OF Washington            )  
                                                          )            SS:  
COUNTY OF Asotin             )

(herein, "Affiant"), being first duly sworn, on oath deposes and says:

That Affiant is (check one):

- the lawful surviving spouse of the Decedent
- Surviving child of the Decedent
- Registered domestic partner of the Decedent
- One of the joint tenants named in that certain instrument creating a joint tenancy with a right of survivorship identified in that certain deed recorded on \_\_\_\_\_ [mm/dd/yyyy], under Recording No. \_\_\_\_\_, in \_\_\_\_\_ County, Washington,
- other (identify:) \_\_\_\_\_

All with respect to the estate of Ferman Lee Blalock (herein "Decedent"), who died on 12/27/2020, in the County of Imperial, State of Washington, then being a resident of the City of Clarkson, County of Asotin, State of Washington. (A copy of the death certificate is attached hereto.)

**That Affiant has herein below identified each and all of the heirs at law and next of kin of decedent, including but not limited to children, adopted children, the issue of any predeceased child or adopted child (if decedent left no surviving children, then Affiant has listed below all of the surviving parents, brothers and sisters of decedent), spouse, registered domestic partner, and *including all parties who would have been heirs at law if the decedent had not been married or a registered domestic partner on the date of death:***

54063

That the heirs at law and next of kin of the decedent are (list all parties, using the reverse side or attaching a list if necessary):

Name & relationship \_\_\_\_\_  
Address: \_\_\_\_\_  
Name & relationship \_\_\_\_\_  
Address: \_\_\_\_\_  
Name & relationship \_\_\_\_\_  
Address: \_\_\_\_\_  
Name & relationship \_\_\_\_\_  
Address: \_\_\_\_\_

That among items of real property owned by the Decedent at the time of death was real estate located in Asotin County, Washington, and described in the above referenced Title Insurance Commitment.

As to the Decedent, said real estate was [check one]

- Community property
- Separate property
- Joint tenancy property

**CHECK ALL BOXES WHICH APPLY IN EACH SECTION:**

1. That on the date the real property was purchased the Decedent was:
  - married to Connette J Blalock
  - unmarried, not a registered domestic partner
  - unmarried, a registered domestic partner of \_\_\_\_\_
2. That on the date of death the Decedent was:
  - married to Connette J Blalock
  - unmarried, not a registered domestic partner
  - unmarried, a registered domestic partner of \_\_\_\_\_
3.  That the decedent left a Will, a copy of which is attached hereto.  
 That the decedent left no Will.  
 That the decedent executed a Community Property Agreement. It was recorded under \_\_\_\_\_  
County recording number \_\_\_\_\_ (if unrecorded, attach a copy)

4.  That the decedent's estate is not being probated.  
 That the decedent's estate is subject to probate proceedings in \_\_\_\_\_ County, State of \_\_\_\_\_, under Probate No. \_\_\_\_\_
5.  That the estate of the decedent is exempt from State and/or Federal succession or inheritance taxes.  
 That State and/or Federal succession or inheritance taxes in the amount of \$\_\_\_\_\_ have been paid. Copies of the release/discharge are attached hereto.  
 That State and/or Federal succession or inheritance taxes are due, but have not been paid.
5.  That the decedent has not received assistance from the State of Washington for medical care.  
 That the decedent has received assistance from the State of Washington for medical care.  
 That the State of Washington has been fully reimbursed for assistance for medical care.

That, with respect to the property, if any, owned by the Decedent in joint tenancy as described above, at all times from the time of the execution of the instrument by which the joint tenancy was created to the death of the Decedent, each of the joint tenants recognized that the above described joint tenancy property was held in joint tenancy, and that the interest of no one or more of said joint tenants has ever been conveyed, encumbered or otherwise separated from the interest of the other joint tenant(s), either voluntarily or involuntarily, whether by specific act or by operation of law; and that said joint tenancy continued in full force until the death of the Decedent with respect to the interest of the Decedent and, if there are two or more surviving joint tenants, including the Affiant, the joint tenancy continues with respect to the interests of the said surviving joint tenants.

That Affiant knows of the Affiant's own knowledge, and so states, that each and all of the obligations against the estate of said Decedent (including, but not limited to: all the debts of decedent; all of the expenses of Decedent's last illness, funeral and burial; promissory notes; installment contracts and mortgages; and state and federal succession taxes upon Decedent's estate, if applicable) have been paid in full, except as follows (use reverse side or attach a list if necessary): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

That the value of the Decedent's estate at date of death, including all real and personal property, was approximately \$ 200,000, including the value of community property of Decedent and Decedent's surviving spouse, if any, of approximately \$ 0, and including the value of Decedent's separate property, if any, of approximately \$ 0, and including the full value of all other property, if any, held by the Decedent in joint tenancy of approximately \$ 0.

This affidavit is made to induce \_\_\_\_\_ TITLE INSURANCE COMPANY (the Company) to insure real property covered by the Company's order number set forth above, in which Decedent held an interest at the time of the Decedent's death. Affiant urges the Company to issue its policy of title insurance in full reliance upon the representations set forth herein. The Affiant, for the Affiant and for the Affiant's heirs, executors and administrators, covenants to indemnify said Company or any other person, including a purchaser of said real estate, for any loss arising from reliance on any misstatement of fact herein.

DATED: Feb 5, 2021

Carmelita Blalock  
(Signature)

Carmelita Blalock  
(Print or type Affiant's full name)

538 7th St, Clankston, WA  
(Full address and telephone number)  
503-749-1018

SUBSCRIBED and SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_

*See Attached*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 5th  
day of Feb, 2021, by Connie J. Bullock

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Richard Gavin Bullock

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF PUBLIC HEALTH  
COUNTY OF IMPERIAL  
CENTRO, CALIFORNIA

3052020317609

CERTIFICATE OF DEATH

3202013001632

1. NAME OF DECEASED <b>EERMAN</b>		2. LAST NAME <b>BLALOCK</b>	
3. SEX <b>MALE</b>		4. DATE OF BIRTH <b>07/05/1937</b>	
5. SOCIAL SECURITY NUMBER <b>OR</b>		6. MARRIAGE STATUS <b>MARRIED</b>	
7. RACE <b>WHITE</b>		8. HIGHER EDUCATION <b>HS</b>	
9. OCCUPATION <b>SALES MAN</b>		10. YEARS IN OCCUPATION <b>25 Y.</b>	
11. ADDRESS <b>538 7TH ST</b>		12. CITY <b>CLARKSTON</b>	
13. STATE <b>WA</b>		14. ZIP CODE <b>98403</b>	
15. NAME OF DECEASED <b>CONNETTE BLALOCK, WIFE</b>		16. ADDRESS <b>538 7TH ST, CLARKSTON, WA 98403</b>	
17. NAME OF DECEASED <b>CONNETTE</b>		18. LAST MARRIAGE <b>HALFORD</b>	
19. NAME OF DECEASED <b>EDWARD</b>		20. LAST MARRIAGE <b>BLALOCK</b>	
21. NAME OF DECEASED <b>MARION</b>		22. LAST MARRIAGE <b>DEAN</b>	
23. PLACE OF DEATH <b>BU</b>		24. LOCAL REGISTRAR <b>MICHAEL PRESLEY</b>	
25. LOCAL REGISTRAR <b>FRYE CHAPEL &amp; MORTUARY OF IMPERIAL VALLEY</b>		26. LOCAL REGISTRAR <b>STEPHEN W MUNDAY, MPH, MS</b>	
27. RESIDENCE <b>IMPERIAL</b>		28. PLACE OF DEATH <b>10590 HOT MINERAL SPRINGS ROAD, #116</b>	
29. CAUSE OF DEATH <b>ATHEROSCLEROTIC CARDIOVASCULAR DISEASE</b>		30. YEARS <b>20-1795</b>	
31. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH		32. SIGNATURE OF DECEASED	
33. SIGNATURE OF CORONER/DEPUTY CORONER <b>CHRISTIAN TORRES</b>		34. DATE <b>04/08/2021</b>	
35. SIGNATURE OF LOCAL REGISTRAR <b>STEPHEN W. MUNDAY, M.D., M.P.H., M.C.</b>		36. LOCAL REGISTRAR <b>IMPERIAL COUNTY, CALIFORNIA</b>	

CERTIFIED COPY OF VITAL RECORDS  
STATE OF CALIFORNIA COUNTY OF IMPERIAL

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THIS OFFICE.

DATE ISSUED

FEB 02 2021

STEPHEN W. MUNDAY, M.D., M.P.H., M.C.  
LOCAL REGISTRAR  
IMPERIAL COUNTY, CALIFORNIA

This copy is not valid unless prepared in accordance with the laws and regulations of the State of California.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



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