

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.

Form 84 0001a

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 Estate of Freddy L. Davis, deceased

2 Buyer/Grantee

Name Petra Klender, a single woman

Mailing address 4322 Washington Ave

City/state/zip Caldwell, ID 83607

Phone (including area code) (208) 914-0950

Mailing address 834 4th St

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)

1-001-11-031-0000

\$ 189,900.00

\$ 0.00

\$ 0.00

4 Street address of property 834 4th St, Clarkston, WA 99403

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 31 of Block 11 of Clarkston, according to the official plat thereof, official records of Asotin County, Washington.

See full legal attached

5 **12 - Multiple family residence (Residential, multiple)**

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 _____

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

Signature of grantor or agent _____

Name (print) Rachel L. Turner, Personal Representative

Date & city of signing 4/28/21, Clarkston, WA

Signature of grantee or agent Petra Klender

Name (print) Petra Klender

Date & city of signing 4/28/21, Clarkston, WA

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.

REV 84 0001a (3/12/21)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 04/28/2021 - RECEIPT No. 54124 - Alliance Title - Clarkston

Stamp: EFT \$2568.65

Handwritten: CK \$595.35 ATEC CK# 37814

Handwritten: 0202

Gross selling price	<u>-189,900.00</u>	<u>234,000.00</u>
*Personal property (deduct)	<u>0.00</u>	
Exemption claimed (deduct)	<u>0.00</u>	
Taxable selling price	<u>-189,900.00</u>	<u>234,000.00</u>
Excise tax: state		
Less than \$500,000.01 at 1.1%	<u>-2,088.90</u>	<u>2574.00</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%	<u>0.00</u>	
Agricultural and timberland at 1.28%	<u>0.00</u>	
Total excise tax: state	<u>-2,088.90</u>	<u>2574.00</u>
0.0025 Local	<u>-474.76</u>	<u>585.00</u>
*Delinquent Interest: state	<u>0.00</u>	
Local	<u>0.00</u>	
*Delinquent penalty	<u>0.00</u>	
Subtotal	<u>-2,563.66</u>	<u>3159.00</u>
*State technology fee	<u>5.00</u>	
Affidavit processing fee	<u>0.00</u>	
Total due	<u>-2,568.66</u>	<u>3164.00</u>

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

EXHIBIT "A"

541398

Lot 31 in Block 11 of Clarkston, according to the official plat thereof, filed in Book A of Plats at Page(s) 22, records of Asotin County, Washington.

54124

Return Address
Rachel Turner
4322 Washington Ave
Caldwell, ID 83607

Please print or type information

Document Title(s) (or transactions contained therein): 1. Affidavit (Lack of Probate) 2. 3. 4.
Granfor(s) (Last name first, then first name and initials): 1. Davis, Betty J. 2. 3. 4. <input type="checkbox"/> Additional names on page __ of document.
Grantee(s) (Last name first, then first name and initials): 1. To The Public 2. 3. 4. <input type="checkbox"/> Additional names on page __ of document.
Legal description (abbreviated: i.e. lot, block, plat or sections, township, range, qtr/rtr.) Lot 31 in Block 11 of Clarkston <input type="checkbox"/> Additional legal is on page __ of document.
Reference Number(s) of Documents assigned or released: <u>**RE-RECORD INSTRUMENT NUMBER 367311 TO ADD ADDITIONAL REAL PROPERTY</u> <input type="checkbox"/> Additional numbers on page __ of document.
Assessor's Property Tax Parcel/Account Number 1-001-11-031-0000-0000 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned <input type="checkbox"/> Additional parcel numbers on page __ of document
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

54124

STATE OF WASHINGTON } SS CERTIFICATE
 County of Asotin }
 I, Darla McKay, Asotin County Auditor, do hereby certify that the foregoing is a true and correct copy of



Lucy L. Dukes
 as the same appears on file and of record in my office in testimony whereof, I have set my hand and affixed my official seal this 22nd day of Feb, 2021
 By Alvin Snyck Deputy Auditor

Asotin County, WA 367311
 Darla McKay Auditor 08/08/2020 03:44 PM



I-127 LOP
 Pgs=4 Fee:\$106.50
 FREDDY DAVIS

After recording return to:

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

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 3rd 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:

Name and Address	Relationship	Age
Freddy L. Davis 834 4 th St Clarkston WA 99403	Surviving Spouse	L

Affidavit (Lack of Probate)

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REAL ESTATE EXCISE TAX
 PAID \$ 0 DATE 8-6-20
 RECEIPT No. 53342
 ASOTIN COUNTY TREASURER
 By [Signature]
 SALE PRICE 0

54124

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).

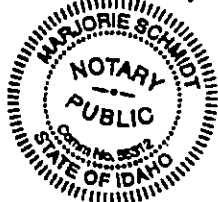
Dated this 5th day of August, 2020.

Freddy L. Davis
FREDDY L. DAVIS

STATE OF IDAHO)
)
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

54124

FILED

2020 AUG 20 AM 10:37

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 20-4-00068-02

FREDDY L. DAVIS,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Freddy L. Davis, deceased, was on the
20th day of August, 2020, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Rachel L. Turner is the person nominated as Personal Representative in
said Will;

WHEREAS, Rachel L. Turner has petitioned this court to be appointed Personal
Representative thereof; and

WHEREAS, this court has entered an order granting nonintervention powers to the
Personal Representative,

NOW, THEREFORE, know all people by these presents, that we do hereby authorize
the said Rachel L. Turner to execute the terms of the Will with nonintervention powers
according to law.

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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