



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.

Form with fields for Seller/Grantor (Rachel L. Turner, Estate of Freddy L. Davis) and Buyer/Grantee (Petra Klander), including mailing addresses and phone numbers.

Form with fields for property address (834 4th Street, Clarkston, WA), location (Asotin County), and lot information (Lot 31 in Block 11).

Form with fields for Land Use Code (11 Household, single family units) and a question about property tax exemptions.

Form with questions about property classification (forest land, current use, historical property).

Form with fields for Deputy Assessor and Date, and a notice of continuance for forest land or current use.

Form with fields for Owner Signature and Print Name, and a notice of compliance for historic property.

Form with fields for listing personal property included in selling price.

Form with fields for WAC number (458-61A-217(1)) and reason for exemption (Re record to correct consideration on Deed Instrument No. 371638).

Table with columns for Type of Document (Personal Representative's Deed (PRD)), Date of Document (04/12/21), and various fees including Gross Selling Price, Exemption Claimed, Excise Tax, and Total Due (\$10.00).

Form with signature lines for Grantor/Grantor's Agent (Rachel L. Turner) and Grantee/Grantee's Agent (Petra Klander), including dates and cities.

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 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

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.
Grantor(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:  <b><u>**RE-RECORD INSTRUMENT NUMBER 367311 TO ADD ADDITIONAL REAL PROPERTY</u></b>  <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.

54186

STATE OF WASHINGTON } ss. CERTIFICATE  
 County of Asotin }  
 I, Daria McKay, Asotin County Auditor, do hereby certify that the foregoing  
 is a true and correct copy of  
Lucky 19 Property  
 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 21 day of Feb, 2021  
 By Robin Stach Deputy Auditor



Asotin County, WA **367311**  
 Daria McKay Auditor 08/06/2020 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 3<sup>rd</sup> 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:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
Freddy L. Davis 834 4 <sup>th</sup> St Clarkston WA 99403	Surviving Spouse	L

Affidavit (Lack of Probate) 1

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

54186

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).

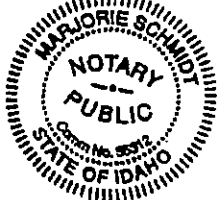
Dated this 5<sup>th</sup> day of August, 2020.

*Freddy L. Davis*  
FREDDY L. DAVIS

STATE OF IDAHO )  
 )  
 ) :ss  
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