

# 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 % 50 sold.  
List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Darrell G. Hilton as Personal Representative of the Estate of Marsha A. Hilton  
Mailing address 117 Summerbreeze Lane  
City/state/zip Grangeville ID 83530  
Phone (including area code) (831) 578-2498

**2 Buyer/Grantee**

Name Darrell G. Hilton as Trustee of The Hilton Family Living Trust dated March 17, 2005  
Mailing address 117 Summerbreeze Lane  
City/state/zip Grangeville ID 83530  
Phone (including area code) (831) 578-2498

**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>1-004-04-004-0001-0000</u>	<input type="checkbox"/>	<u>\$ 136,800.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property 900-902 20th Ave, 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).

Please see attached Exhibit A.

**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 Darrell G. Hilton  
Name (print) Darrell G. Hilton, Personal Representative  
Date & city of signing 08/04/2021, Clarkston, WA

Signature of grantee or agent Darrell G. Hilton  
Name (print) Darrell G. Hilton, Trustee  
Date & city of signing 08/04/2021, 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.

D. HILTON  
CLK 2042

PAID  
AUG - 5 2021  
ASOTIN COUNTY  
TREASURER

054430 Print on legal size paper.  
Page 1 of 6

EXHIBIT A

Legal Description

That part of Lot 4 in Block "K" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 29 Official Records of Asotin County, Washington, more particularly described as follows: From the Southwest corner of Lot 4 of Block "K" of Vineland, said point being on the centerline of the County road; thence Easterly along said centerline a distance of 10.2 feet to the True Place of Beginning; thence continue on the last above mentioned course a distance of 115.0 feet to a concrete monument; thence deflect left 95°00' a distance of 170 feet; thence deflect left 85°00' for a distance of 121.0 feet; thence Southerly to the True Place of Beginning.

Tax Parcel No. 1-004-04-004-0001-0000

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CERTIFIED

FILED

2021 MAY 21 AM 11:32

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. 21-4-00045-02

MARSHA A. HILTON,

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Marsha A. Hilton, deceased, was on the 21<sup>st</sup> day of May, 2021, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Darrell G. Hilton is the person nominated as Personal Representative in said Will;

WHEREAS, Darrell G. Hilton 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 Darrell G. Hilton 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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WITNESS, Brooke J. Burns, Judge of our Superior Court, and the seal of said Court hereto affixed this 21st day of May, 2021.

*Traci J. Burns*  
Clerk of the Superior Court



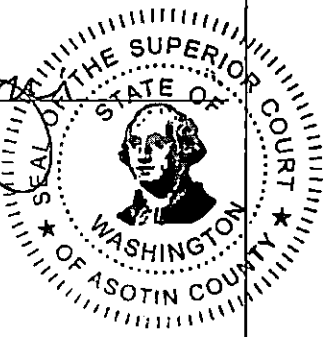
STATE OF WASHINGTON )  
: ss.  
County of Asotin )

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true, and correct copy of the Letters Testamentary and of the whole thereof, as the same are now on file and of record in the above entitled cause in my office and custody. Said Letters have never been revoked and are still in Full Force and Effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this 21st day of May, 2021.

\_\_\_\_\_  
County Clerk & Ex-Officio Clerk of  
the Superior Court

By *Traci J. Burns*  
Deputy



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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**STATE OF IDAHO**  
**CERTIFICATE OF VITAL RECORD**

**STATE OF IDAHO**  
IDAHO DEPARTMENT OF HEALTH AND WELFARE  
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS  
**CERTIFICATE OF DEATH**

Date Filed JUNE 20, 2019

State File No. 2019-06655

DECEDENT - LEGAL NAME <b>MARSHA ANNE HILTON</b>			
SEX <b>FEMALE</b>	SOCIAL SECURITY NUMBER <b>[REDACTED]</b>	AGE <b>80 YEARS</b>	DATE OF BIRTH <b>MAY 14, 1939</b>
BIRTHPLACE <b>SANTA MONICA, CALIFORNIA</b>		PLACE OF RESIDENCE <b>GRANGEVILLE, IDAHO</b>	
MARITAL STATUS AT TIME OF DEATH <b>MARRIED</b>		NAME OF SURVIVING SPOUSE (if wife, maiden name) <b>DARRELL GLENN HILTON</b>	WAS DECEDENT EVER IN U.S. ARMED FORCES? <b>NO</b>
FATHER - NAME <b>MARSHALL HITCHINGS</b>		BIRTHPLACE <b>MICHIGAN</b>	
MOTHER - MAIDEN NAME <b>ROSELLA CAMERON</b>		BIRTHPLACE <b>CALIFORNIA</b>	
METHOD OF DISPOSITION <b>CREMATION</b>		FUNERAL SERVICE LICENSEE <b>JAMIE M. CLONINGER</b>	
NAME AND ADDRESS OF FUNERAL FACILITY <b>VASSAR-RAWLS FUNERAL HOME, LEWISTON, IDAHO</b>			
DATE OF DEATH <b>JUNE 15, 2019</b>	TIME OF DEATH <b>3:22 P.M.</b>	CITY, TOWN OR LOCATION OF DEATH <b>LEWISTON, IDAHO</b>	COUNTY OF DEATH <b>NEZ PERCE</b>
CAUSE OF DEATH (underlying cause last) <b>a. CARDIAC ARREST</b>			Approximate Interval Between Cause and Death
b. DUE TO (or as a consequence of): <b>PULMONARY EMBOLISM</b>			
c. DUE TO (or as a consequence of): <b>DIASTOLIC CONGESTIVE HEART FAILURE</b>			
d. DUE TO (or as a consequence of): <b>HYPERTENSION</b>			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not factoring in the underlying cause given above <b>RENAL INSUFFICIENCY</b>			WAS AN AUTOPSY PERFORMED? <b>NO</b>
MANNER OF DEATH <b>NATURAL</b>		NAME OF CERTIFIER <b>JOSHUA T. HALL</b>	TITLE <b>CORONER</b>
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
<b>EXTERNAL CAUSES ONLY</b>			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

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This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: JUNE 20, 2019

*James B. Aydelotte*  
**JAMES B. AYDELOTTE**  
STATE REGISTRAR

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.



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