

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 Jan M. Badgley

2 Buyer/Grantee
Name Stuart G. Badgley

Mailing address 1103 11th St
City/state/zip CLARKSTON, WA 99403
Phone (including area code) _____

Mailing address 1103 11th St.
City/state/zip Clarkston, WA 99403
Phone (including area code) (509)758-7024

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

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-003-03-006-0004</u>	<input type="checkbox"/>	<u>0.00 (05,300)</u>
<u>008</u>	<input type="checkbox"/>	<u>\$0.00</u>
_____	<input type="checkbox"/>	<u>\$0.00</u>

Mailing address _____
City/state/zip _____

4 Street address of property 1103 11th 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 8 IN BLOCK 3 OF SOUTH OF CLARKSTON, ACCORDING TO 11 IC OFFICIAL PLAT THEREOF, FILED IN BOOK B OF PLATS AT PACE(S) 28 OFFICIAL RECORDS OF ASOTIN COUNTY, WASI IINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5 11 - Household, single family units

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

Enter any additional codes _____
(see back of last page for instructions)

N/A

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

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

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No

WAC number (section/subsection) WAC 458-61A-202(6) (f)
Reason for exemption

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

NON PROBATE WILL

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

Type of document LACK OF PROBATE AFFIDAVIT

Is this property receiving special valuation as historical property per RCW 84.26? Yes No

Date of document 12-27-21

If any answers are yes, complete as instructed below.

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

(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 Stuart G. Badgley Signature _____
Print name Stuart G. Badgley Print name _____

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

Signature of grantor or agent Cristal Brit
Name (print) Cristal Brit
Date & city of signing 12/29/21 Phoenix, AZ

Signature of grantee or agent _____
Name (print) Stuart G. Badgley
Date & city of signing 12-27-21 Clarkston

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.

REAL ESTATE EXCISE TAX

PAID \$ 0.00 DATE 01/07/2022

RECEIPT No. 54883

ASOTIN COUNTY TREASURER

By R Rallis

SALE PRICE \$ 0.00

Order #: 71770151-8002667

Loan #: 3493240387

Stuart G. Badgley

1103 11th St

Clarkston, WA 99403-2531

Inheritance Lack of Probate Affidavit

(Original)

Return To: Amrock

1 N. Central Ave Suite 1100

Phoenix, AZ 85004

Order #: 71770151-8002667

Loan #: 3493240387

Stuart G. Badgley

1103 11th St

Clarkston, WA 99403-2531

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After recording, return to:

Grantor (Name of Decedent): Jan M. Badgley
Grantee (Heirs): Stuart G. Badgley
Abbreviated Legal Description: SOUTH CLARSTON N33° W140° E280' LOT 8 BLK 3 YB 1940 SQ 864 B 052 3 B BOOK B PAGE 20, ASOTIN CO., WA
Tax Parcel No(s): 1-003-03-008-0004

INHERITANCE LACK OF PROBATE AFFIDAVIT
(To Be Recorded for Excise Tax Affidavit Claiming Exempt Transfer of Ownership)

STATE OF WA)
)
) SS:
COUNTY OF Asotin)

The undersigned, & Stuart G. Badgley, executes this affidavit relating to the estate of Jan M. Badgley (herein "Decedent"), who died on 12/14/2020, in the County of Asotin, State of Washington, then being a resident of the City of Clarkston, County of Asotin, State of Washington. (A copy of the death certificate is attached hereto.)

The undersigned, being first duly sworn, on oath deposes and says:

1. This Affidavit is to be recorded as an affirmation of facts showing that I am a rightful heir to the property described below.

Relationship of the Affiant to the Decedent

2. The undersigned is (check one):

- the lawful surviving spouse of the Decedent
- Registered domestic partner of the Decedent
- Surviving child 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): _____

Names of All Heirs of the Decedent

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3. That all the heirs at law of the decedent that were living at the time decedent's death are listed below.
[Use the reverse side or attach a list if necessary]

Name & relationship Stuart Badgley Spouse
Name & relationship Miranda Kelley Daughter
Name & relationship Anna Jo Westerfield Daughter
Name & relationship Laura Badgley Daughter

Description of the Property

4. That among the items of real property owned by the Decedent at the time of death was real estate located in the
County of Asotin, State of Washington, and described as follows:

[INSERT a complete legal description, or refer to attachment for full legal description]
South Clarkston North 55 Feet West 140 feet East 280 feet
Lot 8 B43

5. Status of the Will (if any)

- The decedent left a Will that devises real property.
- The decedent left no Will that devises real property.

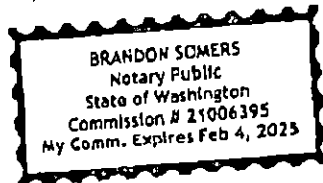
DATED: 12-27, 2021

Stuart G. Badgley
(Signature)
Stuart G. Badgley
(Print or type full name)
1103 11th St., Clarkston, WA 99403 - (509)758-7024
(Full address and telephone number)

State of WA
County of Asotin

SUBSCRIBED and SWORN TO before me this 27 day of December, 2021,
by Stuart G. Badgley, proved to me on the basis of satisfactory evidence to be the person who
appeared before me.

[Signature]
Notary Public in and for the State of WA
residing at Clarkston



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 1-003-03-008-0004

Land situated in the City of Clarkston in the County of Asotin in the State of WA

THAT PART OF LOT 8 IN BLOCK 3 OF SOUTH OF CLARKSTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK B OF PLATS AT PAGE(S) 28 OFFICIAL RECORDS OF ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF LIBBY AND 11TH STREETS IN THE CITY OF CLARKSTON, WASHINGTON, THENCE NORTH ALONG THE CENTERLINE OF 11TH STREET A DISTANCE OF 605 FEET TO A POINT; THENCE EAST ON A LINE PARALLEL WITH THE CENTERLINE OF LIBBY STREET A DISTANCE OF 25 FEET TO A POINT WHICH IS THE TRUE PLACE OF BEGINNING; THENCE EAST ON A LINE PARALLEL WITH THE CENTERLINE OF LIBBY STREET A DISTANCE OF 140 FEET TO A POINT; THENCE NORTH ON A LINE PARALLEL TO THE CENTERLINE OF 11TH STREET A DISTANCE OF 55 FEET TO THE NORTH BOUNDARY LINE OF LOT 8; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF LOT 8 A DISTANCE OF 140 FEET TO THE EAST BOUNDARY LINE OF 11TH STREET; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF 11TH STREET A DISTANCE OF 55 FEET TO THE PLACE OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1103 11th St, Clarkston, WA 99403-2531

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

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STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2020-058705

DATE ISSUED: 12/21/2020
FEE NUMBER:

FIRST AND MIDDLE NAME(S): JAN MARIE
LAST NAME(S): BADGLEY

COUNTY OF DEATH: ASOTIN
DATE OF DEATH: DECEMBER 14, 2020
HOUR OF DEATH: UNKNOWN
SEX: FEMALE AGE: 64 YEARS
SOCIAL SECURITY NUMBER: [REDACTED]

PLACE OF DEATH: HOME
FACILITY OR ADDRESS: 1103 11TH STREET
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

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

RESIDENCE STREET: 1103 11TH STREET
CITY, STATE, ZIP: CLARKSTON, WA 99403
INSIDE CITY LIMITS: YES COUNTY: ASOTIN
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 42 YEARS

BIRTH DATE: APRIL 21, 1956
BIRTHPLACE: LEWISTON, ID

FATHER: ALBERT HOLLIDAY
MOTHER: WILLHEMIA HARBKE

MARITAL STATUS: MARRIED
SURVIVING SPOUSE: STUART BADGLEY

METHOD OF DISPOSITION: REMOVAL FROM STATE
PLACE OF DISPOSITION: MOUNTAIN VIEW CREMATORY

OCCUPATION: PARAPROFESSIONAL
INDUSTRY: EDUCATION
EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE
US ARMED FORCES: NO

CITY, STATE: LEWISTON, IDAHO
DISPOSITION DATE: DECEMBER 18, 2020

INFORMANT: STUART BADGLEY
RELATIONSHIP: SPOUSE
ADDRESS: 1103 11TH STREET, CLARKSTON, WA 99403

FUNERAL FACILITY: MERCHANT RICHARDSON BROWN FUNERAL HOMES
LLC
ADDRESS: PO. BOX 107
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403
FUNERAL DIRECTOR: RICHARD LASSITER

CAUSE OF DEATH:
A: ACUTE CARDIAC ARREST AND COLLAPSE LIKELY FROM ISCHEMIC HEART DISEASE
INTERVAL: MINUTES
B: ISCHEMIA
INTERVAL: MONTHS TO YEARS
C:
INTERVAL:
D:
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH: PREVIOUS PULMONARY
EMBOLISM, GLUCOSE INTOLERANCE AND TYPE 2 DIABETES, HYPERTENSION,
HYPERLIPIDEMIA

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: DONALD GREGGAIN, MD
TITLE: PHYSICIAN
CERTIFIER ADDRESS: 222 SOUTHWAY, SUITE A
CITY, STATE, ZIP: LEWISTON, ID 83501
DATE SIGNED: DECEMBER 16, 2020

LOCATION OF INJURY:

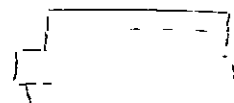
CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN: NOT APPLICABLE

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: MAURINE L. NICHOLSON
DATE RECEIVED: DECEMBER 16, 2020

DOH 422-122 (8/16)



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