

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Estate of Carol M. Schneider, by</u>	BUYER GRANTEE	2 Name <u>Mervin A. Schneider</u>
	Mervin A. Schneider, PR		
	Mailing Address <u>P O Box 118</u>		Mailing Address <u>P O Box 118</u>
	City/State/Zip <u>Asotin WA 99402</u>		City/State/Zip <u>Asotin WA 99402</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		1-047-30-015-0001-0000 <input type="checkbox"/>	List assessed value(s) 247,608.00
Mailing Address _____		<input type="checkbox"/>	0.00
City/State/Zip _____		<input type="checkbox"/>	0.00
Phone No. (including area code) _____		<input type="checkbox"/>	0.00

Street address of property: 303 Kings Lane, Asotin WA 99402

This property is located in Asotin

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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached legal

5 Select Land Use Code(s):
11 - Household, single family units
enter any additional codes: _____
(See back of last page for instructions) YES NO

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES NO

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

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? 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 RCW 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 _____ 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) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

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 No. (Section/Subsection) 458-01A-303(2)(g)

Reason for exemption 458-01A-202(b)(f)

declaration of complete of estate for Carol M. Schneider
INHERITANCE PROBATE

Type of Document Declaration of Completion

Date of Document 3/25/19

Gross Selling Price \$ 0.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

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% \$ 0.00

Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 0.00

0.0075 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 ~~5.00~~

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

PAID

JUN 23 2022

ASOTIN COUNTY TREASURER

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

Signature of Grantor or Grantor's Agent <u>Mervin A. Schneider</u>	Signature of Grantee or Grantee's Agent <u>Mervin A. Schneider</u>
Name (print) <u>Mervin A. Schneider, PR</u>	Name (print) <u>Mervin A. Schneider</u>
Date & city of signing <u>6-22-22</u>	Date & city of signing <u>6-22-22</u>

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)).

EXHIBIT "A"

612764

Lots 13, 14 and the West 15 feet of Lot 15 and that part of Lot 12 in Block 30 of Schank and Reed's First Addition to the Town of Asotin according to the official plat thereof, filed in Book A of Plats at Page(s) 5, records of Asotin County, Washington, described as follows:

Beginning at the Southeast corner of Lot 12; thence Northerly along the Easterly boundary 120 feet to the Northeast corner; thence deflect left 90° along the North boundary line of Lot 12 a distance of 10.9 feet; thence following the South boundary line of right of way of PSH #3 on the arc of a curve to the left having a radius of 164.6 feet to the intersection with the West boundary line of Lot 12; thence Southerly along the West boundary line 77.9 feet to a point 30 feet Northerly from the Southwest corner of Lot 12; thence along the arc of curve to left having a radius of 30 feet to the Place of Beginning.

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FILED

2019 MAR 25 AM 10: 28

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 18-4-00058-02

CAROL M. SCHNEIDER,

DECLARATION OF COMPLETION OF
PROBATE WITH RETENTION OF
FIVE-DAY AUTHORITY AND TAX
POWERS (WILL)

Deceased.

RCW 11.68.110; 11.68.114

Mervin Schneider, the personal representative of the above estate who has acquired nonintervention powers, makes this Declaration of Completion of Probate.

1. Significant Facts, Events and Dates. Significant facts, events and dates in connection with the decedent and the probate of this estate are as follows:

	<u>Date</u>
Decedent's Death	July 11, 2017
Decedent's residence at time of death:	Asotin County, Washington
Date of Will	March 23, 2017
Appointment of Personal Representative	June 19, 2018
Mailing of Notice of Pendency of Probate Proceedings (Certificate of Mailing Notice is on file)	June 22, 2018

DECLARATION OF COMPLETION
OF PROBATE WITH RETENTION
OF FIVE-DAY AUTHORITY AND
TAX POWERS (WILL)

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

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1 Publication of Notice to Creditors: N/A
 2 Notice to Creditors filed N/A
 3
 4 Order Granting Nonintervention Powers June 19, 2018

5 2. Creditors. No creditor's claims were filed in the estate.
 6
 7 3. Taxes. No United States estate tax was due and no Washington State tax was
 8 due.

9 4. Completion of Administration; Retention of Tax Powers. The personal
 10 representative has completed the administration of the decedent's estate without court
 11 intervention, and the estate is ready to be closed, except for the determination of taxes and of
 12 interest and penalties thereon as permitted under RCW 11.68.114.

13
 14 5. Inventory. Attached as **Exhibit A** is a true and correct Inventory and
 15 Appraisalment of assets of the estate.

16 6. Completion of Probate; Retention of Authority. The personal representative
 17 intends to make a final distribution from the estate within five business days after the final date
 18 on which a beneficiary could petition for an order to approve fees or to require an accounting.

19 7. Fees. The following fees which the personal representative believes to be
 20 reasonable have been agreed upon and, where indicated, have been paid. These fees are
 21 enumerated in **Exhibit B:**

22
 23 Personal Representative: Mervin Schneider Mervin Schneider has waived the right to claim
 24 a fee for services rendered and costs advanced
 25 as Personal Representative.

26 Attorney: Lucy L. Duker
 27
 28
 Total Fees: \$2,807.00
 Total Costs: \$ 45.36
 Interest: \$ 84.41
 Amount Paid: -\$2,804.82
 Amount Outstanding: \$ 131.95

DECLARATION OF COMPLETION
 OF PROBATE WITH RETENTION
 OF FIVE-DAY AUTHORITY AND
 TAX POWERS (WILL)

Gittins & Duker, PLLC
 843 Seventh Street
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1 The personal representative does not intend to obtain court approval of the amount of
2 said fees or to submit an accounting to the court for approval

3 **8. Interim Distribution.** By agreement of the parties, the Personal
4 Representative made an interim distribution to Amanda Jo Almgren of the decedent's wedding
5 ring.
6

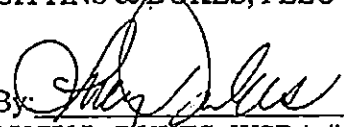
7 **9. Final Distributions.** Attached as **Exhibit C** is an Estate Recapitulation,
8 reflecting a final adjusted net estate of \$32,900.93. The Personal Representative intends to
9 distribute the entire remaining estate to Mervin Schneider as the final estate distribution within
10 the period of time designated in Paragraph 6 of this Declaration of Completion of Probate.
11

12 DATED this 22 day of March, 2019.

13 
14 _____
15 MERVIN SCHNEIDER

16 Prepared by:

17 GITTINS & DUKES, PLLC

18 
19 _____
20 LUCY L. DUKES, WSBA #46843
21 Attorney for Personal Representative
22
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DECLARATION OF COMPLETION
OF PROBATE WITH RETENTION
OF FIVE-DAY AUTHORITY AND
TAX POWERS (WILL)

3

Gittins & Dukes, PLLC
843 Seventh Street
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Exhibit A

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2018 JUN 21 AM 10:38

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 18-4-00058-02

CAROL M. SCHNEIDER,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Carol M. Schneider, deceased, was on the 20th day of June, 2018, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Mervin Schneider is the person nominated as Personal Representative in said Will;

WHEREAS, Mervin Schneider 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 men by these presents, that we do hereby authorize the said Mervin Schneider to execute the terms of the Will with nonintervention powers according to law.

6
JB

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Law Office of
David A. Gittins
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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WITNESS, Thomas L. Ledgerwood,
Commissioner of our Superior Court, and the
seal of said Court hereto affixed this 21st day
of June, 2018.

Traci Lewis
Clerk of the Superior Court



STATE OF WASHINGTON)
: ss.
County of Asotin)

I, McKenzie A. Kelley, 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 ____ day of June, 2018.

County Clerk & Ex-Officio Clerk of
the Superior Court

By _____
Deputy

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:	No. 18-4-00058-02
CAROL M. SCHNEIDER,	INVENTORY AND APPRAISEMENT
Deceased.	RCW 11.44.015

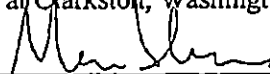
I, Mervin Schneider, the Personal Representative of the above estate, solemnly affirm as follows:

1. The within is a true inventory of all of the property of the above estate subject to jurisdiction of the above-entitled court that has come into my possession or knowledge as personal representative, including a statement of all encumbrances, liens or other secured charges against any item.

2. The fair net value as determined by me after deducting the encumbrances, liens and other secured charges thereon is set opposite each item.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this 31st day of October, 2018 at Clarkston, Washington.



 MERVIN SCHNEIDER
 Personal Representative

Law Office of
David A. Gittins
 843 Seventh Street
 Clarkston, WA 99403
 (509)758-2501
 Facsimile: (509) 758-3576

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1 **REAL PROPERTY:**
 2 Family Home¹
 3 303 Kings Lane
 4 Clarkston, WA 99403
 5 Estimated Gross Value: \$225,000.00
 6 Mortgage: -\$177,943.24
 7 Net Fair Market Value: \$ 47,056.76
 8 Estate's Interest: \$23,528.38

9 **BANK ACCOUNTS:**
 10 Twin River Bank
 11 900 5th St
 12 Clarkston, WA 99403
 13 Account #*5184 \$ 2,000.00

14 **ESCROW CONTRACT(S):** None.

15 **STOCKS, BONDS, INVESTMENTS, ETC.:** None.

16 **VEHICLES:**
 17 2013 Ford Escape Titanium¹ (color - seabreeze)
 18 Estimated Gross Value: \$14,827.00
 19 Debt: -\$14,000.00
 20 Net Fair Market Value: \$ 827.00
 21 Estate's Interest: \$ 413.50
 22 1997 Ford F150¹ (2 doors cab and ½)
 23 Estimated Value: \$3,182.00
 24 Estate's Interest: \$ 1,591.00
 25 Boat \$ 3,000.00

26
 27
 28 ¹ This is community property in which the estate of Carol Schneider has a 50% interest and Mervin Schneider has a 50% interest.

Law Office of
David A. Gittins
 843 Seventh Street
 Clarkston, WA 99403
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1	HOUSEHOLD GOODS & FURNISHINGS:	
2	Appliances (fridge, stove, washer, dryer, etc)	\$ 700.00
3		
4	Furniture (beds, couch, coffee table, table and chairs, patio furniture, etc.)	\$ 500.00
5		
6	Office equipment (computer, file cabinets, etc.)	\$ 400.00
7	Furnishings (pictures, plaques, souvenirs, etc.)	\$ 500.00
8	Tools	\$ 300.00
9	Miscellaneous Personal Property	\$ 900.00
10		
11	Guns	\$ 700.00
12	Clothes	\$ 300.00
13	Pets	\$ 200.00
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Exhibit B

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<u>Description</u>	<u>Amount</u>
Total Attorney Fees	\$2,807.00
Total Attorney Costs	\$ 45.36
Interest	\$ 84.41
Less Payment:	-\$2,804.82
Outstanding Attorney Fees	\$ 119.00
Outstanding Attorney Costs	\$ 12.95
<u>Total Outstanding Attorney Fees and Costs</u>	\$ 131.95

Gittins & Dukes, PLLC
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Exhibit C

<u>Adjustment</u>	<u>Amount</u>
Total Assets	\$35,032.88
Less distribution of wedding ring to Amanda Jo Almgren	-\$ 2,000.00
Less payment to Gittins & Dukes, PLLC (Outstanding Attorney Fees and Costs)	-\$ 131.95
<u>NET ESTATE:</u>	\$32,900.93

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