



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 sections 1 and 2: Seller/Grantor (Estate of Vye Sunde, Estate of Joseph E Sunde, Deborah C. Antle) and Buyer/Grantee (Bryce W. Dixon, Pamela L. Flowers-Dixon) with addresses and contact info.

Form sections 3 and 4: Correspondence info for Bryce W. Dixon and property address (2130 Quailwood Drive, Clarkston, WA) with location details.

Form section 5: Land Use Code (11 Household, single family units) and exemption questions.

Form section 6: Property classification questions regarding forest land, current use, and special valuation.

Form section (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) with instructions for the new owner(s).

Form section (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) with instructions for the new owner(s).

Form section (3) OWNER(S) SIGNATURE and PRINT NAME fields.

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

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

Table with columns for Type of Document (Personal Representative's Deed (PRD)), Date of Document (07/18/22), and various fees (Gross Selling Price, Excise Tax, Delinquent Interest, etc.)

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

Form section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures of Grantor (Deborah C. Antle) and Grantee (Bryce W. Dixon) with 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

DATE 07/22/2022 - RECEIPT No. 55383 - Alliance Title - Clarkston

EFT

Exhibit 'A'

That part of the Northeast Quarter of the Southeast Quarter of Section 6 of Township 10 North, Range 46, East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 2°14'16" West a distance of 165.0 feet; thence North 87°45'44" East a distance of 164.0 feet to the True Place of Beginning; thence continue North 87°45'44" East a distance of 281.0 feet; thence North 2°14'16" West a distance of 345.0 feet; thence North 13°15' 44" East a distance of 120.0 feet; thence North 31°15'44" East a distance of 120.0 feet; thence North 23°15'44" East a distance of 126.0 feet; thence North 76°14'16" West a distance of 425.44 feet; thence deflect right and continue around a curve to the right with a radius of 250.0 feet for a distance of 172.54 feet; thence South 25°13'40" West a distance of 264.15 feet; thence South 81°14' East a distance of 130.24 feet; thence South 15°46' West a distance of 126.0 feet; thence South 2°14'16" East a distance of 100.0 feet; thence North 87°45'44" East a distance of 31.0 feet; thence South 2°14'16" East a distance of 145.0 feet to the True Place of Beginning.

RESERVING for road and utility purposes a strip of land 25 feet in width, lying East of a line described as follows: Beginning at the Northwest corner of the above described tract; thence around a curve to the left with a radius of 250.0 feet for a distance of 172.54 feet; thence South 25°13' 40" West a distance of 264.15 feet to a point of terminus of the above described line.

LESS AND EXCEPTING that part of the Northeast Quarter of the Southeast Quarter of said Section 6 described as follows: Commencing at the Southwest corner of said Northeast Quarter of Southeast Quarter; thence North 2°14'16" West a distance of 165.0 feet; thence North 87°45'44" East a distance of 133.0 feet; thence North 2°14' 16" West a distance of 245.00 feet; thence North 15°46' East a distance of 126.0 feet; thence North 81°14' West a distance of 130.24 feet; thence North 25°13'40" East a distance of 218.35 feet to the True Place of Beginning; thence continue North 25°13'40" East a distance of 45.80 feet to a point of curve; thence around a curve to the left with a radius of 250.0 feet for a distance of 172.54 feet; thence South 76°14' 16" East a distance of 425.44 feet; thence South 23°15'44" West a distance of 126.0 feet; thence South 31°15'44" West a distance of 60.0 feet; thence North 80°58'29" West a distance of 372.54 feet to the True Place of Beginning. RESERVING for road and utility purposes the West 25.0 feet of the above described tract.

ALSO LESS AND EXCEPTING THE FOLLOWING;

Commencing at the Southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 2°14' 16" West a distance of 165.0 feet; thence North 87°45'44" East a distance of 133.0 feet; thence North 2°14'16" West a distance of 245.0 feet; thence North 15°46' East a distance of 126.0 feet to the True Place of Beginning; thence North 81°14' West a distance of 130.24 feet to a point on the centerline of 22nd Street; thence North 25°13'40" East along said centerline a distance of 218.35 feet; thence South 80°58'29" East a distance of 372.54 feet; thence South 31°15'44" West a distance of 60.0 feet; thence South 13°15'44" West a distance of 120.0 feet; thence North 88°05' West a distance of 273.76 feet to the True Place of Beginning.

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FILED

2020 FEB -7 AM 11:14

MCKENZIE A. KELLEY
ESTATE CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estates of:

No. 20-4-00012-02

VYE SUNDE (aka VIOLA M. SUNDE)
and JOSEPH E. SUNDE,

Deceased.

COURT'S CERTIFICATE AND
ORDER ADMITTING WILLS TO
PROBATE AND GRANTING
NONINTERVENTION POWERS

A petition praying that certain documents purporting to be the Last Wills of Vye Sunde (aka Viola M. Sunde) ("Vye") and Joseph E. Sunde ("Joseph"), both deceased, be admitted to probate and that the person appointed therein be confirmed as Personal Representative and granted nonintervention powers having come on for hearing, and evidence having been received, the Court finds that:

1. Vye died a resident of Asotin County, Washington, on December 8, 2009, leaving property in this state subject to probate. Vye's spouse, Joseph, survived and they were married at the time of her passing. Joseph died a resident of Asotin County, Washington, on November 30, 2019, leaving property in this state subject to probate. Joseph was not married at the time of his passing.

2. Vye's Last Will was executed on February 4, 1993, at which time Vye was of legal age and sound mind, and was declared to be Vye's Last Will before two or more competent witnesses, who attested the document in Vye's presence and at her request. Joseph's

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COURT'S CERTIFICATE AND
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PROBATE AND GRANTING
NONINTERVENTION POWERS

Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
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1 Last Will was executed on November 20, 2012, at which time Joseph was of legal age and
2 sound mind, and was declared to be Joseph's Last Will before two or more competent
3 witnesses, who attested the document in Joseph's presence and at his request.

4 3. The decedents' estates are solvent.

5 4. Both of the decedents' Last Wills designate the Petitioner as the Personal
6 Representative and do not restrict the Personal Representative from being granted
7 nonintervention powers.

8 5. No advance notice of the hearing on those portions of the petition that relate
9 to nonintervention powers is required under Chapter 11.68 RCW, because the decedents' Wills
10 designate the Petitioner as the Personal Representative.

11 NOW, THEREFORE,

12 IT IS ORDERED that the Affidavits in support of the documents offered as the Last
13 Wills of Vye and Joseph, executed concurrently with and attached thereto, were filed on this
14 date and accepted as proof of the Last Wills pursuant to authority of RCW 11.20.020.

15 IT IS FURTHER ORDERED that said Last Wills are hereby admitted to probate as the
16 Wills of the decedents; that Deborah C. Antle is confirmed as Personal Representative to serve
17 without bond, upon filing an oath; that Deborah C. Antle as Personal Representative of the
18 estates is granted nonintervention powers and she shall perform the duties and exercise the
19 powers of Personal Representative without further intervention or supervision of this Court,
20 except as otherwise provided by applicable law; and that the Clerk of this Court is hereby
21 directed to issue Letters Testamentary to Deborah C. Antle.

22 DONE IN OPEN COURT on February 10th, 2020.

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27 JUDGE/COURT COMMISSIONER
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COURT'S CERTIFICATE AND
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PROBATE AND GRANTING
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Presented by:

GITTINS & DUKES, PLLC

By: 
LUCY L. DUKES, WSBA #46843
Attorney for Petitioner

COURT'S CERTIFICATE AND
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