



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 two columns: 1. SELLER GRANTOR (Estate of Gary William Montgomery), 2. BUYER GRANTEE (Breanne Elizabeth Danielle Hays, Kyle Dalton Hays). Includes mailing addresses, phone numbers, and tax correspondence information.

Property location information: Street address (2423 Easy Street, Clarkston, WA 99403), county (Asotin), and block information (Lot 18 of Block One of Valleyview West).

Section 5: Select Land Use Code(s) (11 Household, single family units) and tax exemption questions.

Section 6: Questions regarding forest land designation and special valuation.

Section 7: NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) and NOTICE OF COMPLIANCE (HISTORIC PROPERTY).

Section 8: OWNER(S) SIGNATURE and PRINT NAME fields.

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

Section 8: Exemption information (WAC No., Reason for exemption).

Table with financial details: Type of Document (Personal Representative's Deed (PRD)), Date of Document (07/18/22), Gross Selling Price (\$315,000.00), Excise Tax (State \$3,465.00, Local \$787.50), Total Due (\$4,257.50).

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

Section 9: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Includes signatures of Grantor and Grantee.

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. 55385 - Alliance Title - Clarkston

EFT



AFFIDAVIT (LACK OF PROBATE)

Sean Montgomery, Individual & PR for Gary Montgomery, deceased, being first duly sworn, deposes and says:

The undersigned affiant is the rightful heir to the real property described below, and is PR for deceased Spouse

(relationship to decedent) of Frances Montgomery, aka Frances (decedent), who died on (date)

January 01, 2015, at

Clarkston
City

Asotin
County

WA
State

*** A CERTIFIED COPY OF THE DEATH CERTIFICATE MUST BE PRESENTED. PLEASE NOTE: A copy may be used for recording at the discretion of the county.

REGARDING DISPOSITION OF REAL PROPERTY:

Attach the full legal description of the property with county and parcel number being transferred which is located at a commonly recognized address of: _____

Street

City

State

Zip Code

Decedent left no Last Will and Testament and/or Community Property Agreement; OR Decedent left a Community Property Agreement in favor of surviving spouse (A COPY OF WHICH IS ATTACHED for review), or has been recorded under _____ County recording number _____; OR

Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked (A COPY OF WHICH IS ATTACHED for review)

"Heirs at law" includes surviving spouse, children, adopted children, issue of predeceased child or adopted child, parents, brothers and sisters of the decedent. Affiant hereby identifies all heirs at law of the decedent: (use additional pages if necessary)

Gary Montgomery, spouse (deceased/passed after Frances)

1126 24th Ave., Clarkston, WA
Full name, age, relationship, address

Sean Montgomery, son

1126 24th Ave., Clarkston, WA
Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

(Continued on next page)

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Dated: 7/22/22
Sean Montgomery, PR for Gary Montgomery, deceased

Affiant's full name

509-780-1715
Telephone number

1126 24th Ave
Street

Clarksburg City VA State

99403
Zip Code

[Signature]
Signature

7/22/22
Date

State of Washington County of Asotin
I know or have satisfactory evidence that Sean Montgomery, personal rep. for Gary Montgomery
(name of person)

is the person who appeared before me, and said person acknowledged that (he/she) signed this affidavit and acknowledged it to be (his)her free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: 7/22/22

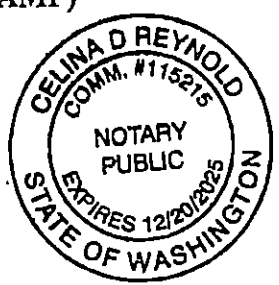
[Signature]
Signature of Notary Public

(SEAL OR STAMP)

Residing at: Lewiston, ID

Notary Public in and for the State of VA

My appointment expires: 12/20/2025



55385

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Dated: 7/22/22

Sean Montgomery

Affiant's full name

509-780-1715

Telephone number

1126 24th Ave.

Clavston WA

City

State

99403

Zip Code

Sean Montgomery
Signature

07-22-22
Date

State of Washington County of Asotin

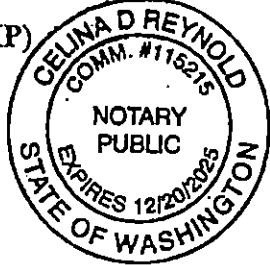
I know or have satisfactory evidence that Sean Montgomery
(name of person)

is the person who appeared before me, and said person acknowledged that (he/she) signed this affidavit and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: 7/22/22

[Signature]
Signature of Notary Public

(SEAL OR STAMP)



Residing at: Lewiston, ID

Notary Public in and for the State of WA

My appointment expires: 12/20/2025

55385

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2015-000136

DATE ISSUED: 01/09/2015

FILE NUMBER: 000024307

GIVEN NAMES: FRANCIS ELAINE
LAST NAME: MONTGOMERY

COUNTY OF DEATH: ASOTIN
DATE OF DEATH: JANUARY 01, 2015
HOUR OF DEATH: 08:30 A.M.
SEX: FEMALE
AGE: 70 YEARS

SOCIAL SECURITY NUMBER: [REDACTED]

HISPANIC ORIGIN: NO; NOT HISPANIC
RACE: WHITE

BIRTHDATE: MARCH 23, 1944
BIRTHPLACE: MODESTO; STANISLAUS CNTY, CALIFORNIA

MARITAL STATUS: MARRIED
SPOUSE: GARY MONTGOMERY

OCCUPATION: HOME MAKER
INDUSTRY: OWN HOME
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
US ARMED FORCES? NO

INFORMANT: GARY MONTGOMERY
RELATIONSHIP: HUSBAND
ADDRESS: 2423 EASY STREET, CLARKSTON WA, 99403

PLACE OF DEATH: HOME
FACILITY OR ADDRESS: 2423 EASY STREET
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

RESIDENCE STREET: 2423 EASY STREET
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403
INSIDE CITY LIMITS? NO
COUNTY: ASOTIN
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 35 YEARS

FATHER: JOHN W. LANGLEY
MOTHER: ELSIE TUCK

METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: MOUNTAIN VIEW CREMATORY
CITY, STATE: LEWISTON, ID
DISPOSITION DATE: JANUARY 07, 2015

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

- CAUSE OF DEATH:
- A. HEART FAILURE
INTERVAL: MOMENTS
- B. CORONARY ARTERY DISEASE
INTERVAL: YEAR
- C. MITRAL REGURGITATION
INTERVAL: MONTHS
- D. ATRIAL FIBRILLATION
INTERVAL: MONTHS

OTHER CONDITIONS CONTRIBUTING TO DEATH:

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK?
PLACE OF INJURY:

LOCATION OF INJURY:

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

STATUS OF DECEDENT IF A TRANSPORTATION INJURY:
NOT APPLICABLE

ITEM(S) AMENDED: NONE

NUMBER(S): NONE
DATE(S): NONE

MANNER OF DEATH: NATURAL
AUTOPSY: NO
AVAILABLE TO COMPLETE THE CAUSE OF DEATH? NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH? YES
PREGNANCY STATUS, IF FEMALE: NOT APPLICABLE

ME/CORONER: LISA WEBBER
TITLE: CORONER

ME/CORONER
ADDRESS: PO BOX 220
CITY, STATE, ZIP: ASOTIN WA 99402
DATE SIGNED: JANUARY 05, 2015



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

LOCAL DEPUTY REGISTRAR:
SUNDIE HOFFMAN
DATE RECEIVED: JANUARY 07, 2015

DOH 01-803 (1/14)

55385

FILED

2022 FEB -8 AM 11: 20

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON, FOR ASOTIN COUNTY

Estate of

GARY WILLIAM MONTGOMERY

Deceased.

No.

22-4-00008-02

LETTERS OF ADMINISTRATION
(RCW 11.28.100)

The above named Decedent died intestate leaving property in this state subject to administration.

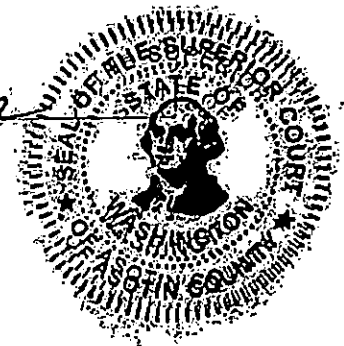
Sean Montgomery is appointed by the Court as Administrator and authorized to administer the estate according to law.

Witness my hand and the seal of this Court on the 8th of February,
2022.

4
mb

Clerk of the Superior Court

By: M. Brown
Deputy Clerk



55385

STATE OF WASHINGTON).

County of Asotin) ss.
)

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 of Administration 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 this Superior Court this _____ day of _____, 20__.

County Clerk & Ex-officio
Clerk of the Superior Court

By _____
Deputy

55385!