



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

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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 1-4: Seller/Grantor (Tiffany K. Barbee, PR), Buyer/Grantee (Shyam Bhardwaj), Property tax correspondence, and parcel account numbers.

Section 4: Street address of property (2857 20th Street, Clarkston, WA) and location details.

Section 5: Land Use Code (09 - Land with Mobile Home) and exemption questions.

Section 6: Property classification questions (forest land, current use, historical property).

NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) and NOTICE OF COMPLIANCE (HISTORIC PROPERTY) instructions.

Signatures and names of Deputy Assessor and Owner(s) (Tiffany K. Barbee, PR).

Section 7: Personal property included in selling price.

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

Table with 2 columns: Description and Amount. Includes Gross Selling Price (\$65,000.00), Excise Tax (\$715.00), and Total Due (\$882.50).

A MINIMUM OF \$10.00 IS DUE IN FEE(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

EFT

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**EXHIBIT "A"**

615968

That part of Lot 11 in Block "I-2" of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 22, records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Lot 11, said point being at the intersection of the centerlines of Sixth Avenue and 20th Street; thence North along the centerline of 20th Street a distance of 186 feet; thence North  $89^{\circ}59'$  East a distance of 182.05 feet to the True Place of Beginning; thence North a distance of 70 feet; thence North  $89^{\circ}59'$  East 150 feet; thence South 70 feet; thence South  $89^{\circ}59'$  West a distance of 150 feet to the True Place of Beginning.

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**FILED**  
2022 JUN -9 AM 8:44  
MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

**SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY**

IN THE MATTER OF THE ESTATE OF:	)	
LORI B. RUARK-McAULIFFE, a/k/a LORI	)	CASE NO. 22-4-00048-02
B. RUARK, a/k/a LORI B. McAULIFFE,	)	AMENDED ORDER ADMITTING
	)	WILL TO PROBATE, APPOINTING
Deceased.	)	PERSONAL REPRESENTATIVE AND
	)	GRANTING NONINTERVENTION
	)	POWERS

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Upon the Amended Petition of Tiffany Osborn Barbee for an order establishing a certain document to be the Last Will and Testament of LORI B. RUARK, deceased, that the Will be admitted to probate and that Letters Testamentary be issued to her, the Court does find:

I.

LORI B. RUARK-McAULIFFE, a/k/a LORI B. RUARK, a/k/a LORI B. McAULIFFE, died April 29, 2022 in Asotin County, State of Washington, and that at the time she was a resident of Asotin County and left an estate therein subject to administration.

II.

A Last Will and Testament was duly executed by the decedent, Lori B. Ruark, on April 26, 2021, in the presence of Sheila D. Rhodes and Wendy S. Duff, competent witnesses thereto; that said witnesses did attest said document at the request of the decedent in her presence and in the presence of each other and their signatures were subscribed and sworn under oath by Anthony C. Anegon, a notary public in and for the State of Washington. At the time of execution, the decedent was competent, was of the age of majority and not acting under duress,

AMENDED ORDER ADMITTING WILL TO PROBATE,  
APPOINTING PERSONAL REPRESENTATIVE AND  
GRANTING NONINTERVENTION POWERS - 1  
N:\Ruark, Est of Lori B\ pleadings\AMENDED Order Admitting Will to Probate, Appointing PR  
and Granting Noninter. Powers.docx:df

AHERIN, RICE & ANEGON  
1212 IDAHO STREET  
P. O. DRAWER 638  
LEWISTON, ID 83501  
TELEFAX (208) 746-8550  
TELEPHONE (208) 746-3646

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fraud or undue influence by any person. The Last Will and Testament of Lori B. Ruark has not previously been probated by any court and Articles VI and VII provide that the estate is to be distributed to Jerry Kalas, Lynda Jones, Tiffany Osborn Barbee, Cindy Miller, Candy Miller and Tammy Miller-Bowen as set forth therein.

III.

Decedent, Lori B. Ruark's Last Will and Testament appoints Tiffany Osborn Barbee, whose true legal name is Tiffany K. Barbee, as Personal Representative. Tiffany K. Barbee is fully qualified to act as Personal Representative without bond or court supervision.

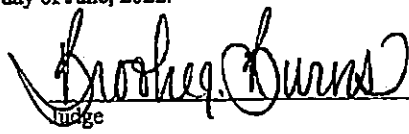
ORDER

NOW THEREFORE:


IT IS HEREBY ORDERED that the Last Will and Testament of Lori B. Ruark, deceased, filed herein, be, and the same hereby are accepted pursuant to authority of RCW 11.20.020 and admitted to probate as the Last Will and Testament of Lori B. Ruark-McAuliffe, a/k/a Lori B. Ruark, a/k/a Lori B. McAuliffe, deceased.

IT IS FURTHER ORDERED that TIFFANY K. BARBEE, and she hereby is, appointed as Personal Representative of the ESTATE OF LORI B. RUARK-McAULIFFE, a/k/a LORI B. RUARK, a/k/a LORI B. McAULIFFE, deceased, and that Letters Testamentary be issued to her upon her taking the oath of office without bond and without further intervention of the court, except as provided by law.

DONE in Open Court this 9th day of June, 2022.

  
Judge

Presented by:

  
Anthony C. Anegon, WSBA# 35064  
Attorney for Personal Representative

AMENDED ORDER ADMITTING WILL TO PROBATE,  
APPOINTING PERSONAL REPRESENTATIVE AND  
GRANTING NONINTERVENTION POWERS - 2  
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and Granting Noninter. Powers.docx:df

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2022 JUN -9 AM 8:45

MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

IN THE MATTER OF THE ESTATE OF:	)	
	)	CASE NO. 22-4-00048-02
LORI B. RUARK-McAULIFFE, a/k/a LORI	)	
B. RUARK, a/k/a LORI B. McAULIFFE,	)	AMENDED LETTERS
	)	TESTAMENTARY
Deceased.	)	

STATE OF WASHINGTON )  
 ) ss.  
 County of Asotin )

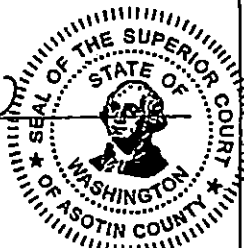
WHEREAS, the Last Will and Testament of Lori B. Ruark, deceased, dated April 26, 2021, duly exhibited, proven, and recorded in our said Superior Court, and WHEREAS, it appears in and by said Will that TIFFANY K. BARBEE is appointed Personal Representative thereon; and WHEREAS, said TIFFANY K. BARBEE is duly qualified;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said TIFFANY K. BARBEE to execute said Will according to law.

WITNESS my hand and the seal of this Court this 9th day of June, 2022.

Clerk of the Superior Court

By *S. Berger*  
Deputy



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STATE OF WASHINGTON )  
 : ss.  
County of Asotin )

I, Clerk of the above-entitled Superior Court, do hereby certify that the above and foregoing is a true and correct copy of the Amended Letters Testamentary in the above-entitled cause and were on the \_\_\_\_ day of June, 2022, duly entered of record. I further certify that said Letters are now 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, 2022.

Clerk of the Superior Court

By \_\_\_\_\_  
Deputy

STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2022-022753

DATE ISSUED: 05/03/2022  
FEE NUMBER:

FIRST AND MIDDLE NAME(S): LORI BEA  
LAST NAME(S): RUARK-MCAULIFFE

COUNTY OF DEATH: ASOTIN  
DATE OF DEATH: APRIL 29, 2022  
HOUR OF DEATH: 09:15 AM  
SEX: FEMALE AGE: 53 YEARS  
SOCIAL SECURITY NUMBER: [REDACTED]

PLACE OF DEATH: HOSPITAL EMERGENCY ROOM  
FACILITY OR ADDRESS: TRI-STATE MEMORIAL HOSPITAL, INC.  
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

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

RESIDENCE STREET: 3214 CLEMENS ROAD  
CITY, STATE, ZIP: CLARKSTON, WA 99403  
INSIDE CITY LIMITS: NO COUNTY: ASOTIN  
TRIBAL RESERVATION: NOT APPLICABLE  
LENGTH OF TIME AT RESIDENCE: 40 YEARS

BIRTH DATE: SEPTEMBER 28, 1962  
BIRTHPLACE: LEWISTON, ID

FATHER: MELVIN RAY RUARK JR  
MOTHER: BERTHA ELIZABETH SCHROEDER

MARITAL STATUS: DIVORCED  
SURVIVING SPOUSE: NOT APPLICABLE

METHOD OF DISPOSITION: CREMATION  
PLACE OF DISPOSITION: VALLEY CREMATORY

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

CITY, STATE: LEWISTON, IDAHO  
DISPOSITION DATE: MAY 03, 2022

INFORMANT: CINDY MILLER  
RELATIONSHIP: PERSONAL REPRESENTATIVE  
ADDRESS: 1821 S VAL VISTA ROAD, APACHE JUNCTION, ARIZONA 85119

FUNERAL FACILITY: MALCOLM'S BROWER-WANN FUNERAL HOME

ADDRESS: 1711 19TH STREET  
CITY, STATE, ZIP: LEWISTON, IDAHO 83501  
FUNERAL DIRECTOR: JASON M. HARWICK

CAUSE OF DEATH:  
A: HEPATIC FAILURE  
INTERVAL HOURS  
B: ACUTE ALCOHOLIC HEPATITIS  
INTERVAL YEARS  
C: ALCOHOLISM  
INTERVAL YEARS  
D: [REDACTED]  
INTERVAL

OTHER CONDITIONS CONTRIBUTING TO DEATH: HYPERTENSION

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: LISA WEBBER  
TITLE: CORONER/ME  
CERTIFIER ADDRESS: PO BOX 220  
CITY, STATE, ZIP: ASOTIN, WASHINGTON 99402  
DATE SIGNED: MAY 03, 2022

LOCATION OF INJURY:

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

CASE REFERRED TO ME/CORONER: YES  
FILE NUMBER: NOT APPLICABLE  
ATTENDING PHYSICIAN: NOT APPLICABLE

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: MAURINE L. NICHOLSON  
DATE RECEIVED: MAY 03, 2022

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