

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2023.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.

This form is your receipt when stamped by cashier. Please type or print.

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

1 Seller/Grantor

Name Robert Evans Smith by Steven C. Smith, AIF

Mailing address 6525 FM 2451

City/state/zip Scurry TX 75158

Phone (including area code) _____

2 Buyer/Grantee

Name Camas Zipse

Kyle Zipse

Mailing address 7180 S. Parkridge Blvd

City/state/zip Spokane WA 99224

Phone (including area code) _____

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

Name Camas Zipse Kyle Zipse

Mailing address 7180 S. Parkridge Blvd

City/state/zip Spokane WA 99224

4 List all real and personal property tax parcel account numbers

10041300500020000

Personal property?

☐

☐

☐

Assessed value(s)

140,100.00

4 Street address of property 1850 Hilliard Drive, Clarkston, WA

This property is located in Asotin Unincorp (for unincorporated locations please select your county) ☒ X

☐ 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).

-see attached legal

5 Land use code 11 Household, single family units

Enter any additional codes _____

(see back of last page for instructions)

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

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

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

Is this property receiving special valuation as historical property per RCW 84.26? ☐ 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 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 _____

Signature _____

Print name _____

Print name _____

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

Signature of grantor or agent Robert Evans Smith by Steven C. Smith, AIF

Name (print) Robert Evans Smith by Steven C. Smith, AIF

Date & city of signing 7-29-2023, Greys Pearl

Signature of grantee or agent Camas Zipse

Name (print) Camas Zipse

Date & city of signing 10-2-23, Clarkston

Perjury in the second degree is a crime under RCW 9A.02.010. A person who commits this crime is guilty of a Class C felony. For more information on this crime, please call 360-705-6705. Teletype to ask about the availability of this publication may also be made by mail.

EXHIBIT "A"

647378

That part of Lot 5 in Block "T" of Vineland according to the official plat thereof, filed in Book A of Plats at Page(s) 25, records of Asotin County, Washington described as follows:

Beginning at the stone monument at the Northeast corner of Lot 5 of Block "T" of Vineland, said point being the intersection of the centerlines of county roads; thence Westerly along the Northerly boundary of said Lot 5 a distance of 214.20 feet; thence deflect left $109^{\circ}00'$ a distance of 115.68 feet; thence deflect left $73^{\circ}57'$ a distance of 210.88 feet to the centerline of the county road; thence deflect left $106^{\circ}07'$ a distance of 104.20 feet along said centerline to the place of beginning.

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Name & relationship Robert Evans Smith, spouse
Address: c/o Steven Smith, 6525 FM 2451, Scurry, TX 75158
Name & relationship Steven S. Smith - son
Address: 6525 FM 2451, Scurry, TX 75158
Name & relationship _____
Address: _____
Name & relationship _____
Address: _____

That among items of real property owned by the Decedent at the time of death was real estate located in ASOTIN County, Washington, and described in the above referenced Title Insurance Commitment.

As to the Decedent, said real estate was [check one]

- ☒ Community property
☐ Separate property
☐ Joint tenancy property

CHECK ALL BOXES WHICH APPLY IN EACH SECTION:

1. That on the date the real property was purchased the Decedent was:
☒ married to Robert Evans Smith
☐ unmarried, not a registered domestic partner
☐ unmarried, a registered domestic partner of _____
2. That on the date of death the Decedent was
☒ married to Robert Evans Smith
☐ unmarried, not a registered domestic partner
☐ unmarried, a registered domestic partner of _____
3. ☐ That the decedent left a Will, a copy of which is attached hereto.
☒ That the decedent left no Will.
☐ That the decedent executed a Community Property Agreement. It was recorded under _____ County recording number _____ (if unrecorded, attach a copy)

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4. ☒ That the decedent's estate is not being probated.
☐ That the decedent's estate is subject to probate proceedings in _____
County, State
of _____, under Probate No. _____

5. ☒ That the estate of the decedent is exempt from State and/or Federal succession or inheritance taxes.
☐ That State and/or Federal succession or inheritance taxes in the amount of \$ _____ have been paid. Copies of the release/discharge are attached hereto.
☐ That State and/or Federal succession or inheritance taxes are due, but have not been paid.

6. ☒ That the decedent has not received assistance from the State of Washington for medical care.
☐ That the decedent has received assistance from the State of Washington for medical care.
☐ That the State of Washington has been fully reimbursed for assistance for medical care.

That, with respect to the property, if any, owned by the Decedent in joint tenancy as described above, at all times from the time of the execution of the instrument by which the joint tenancy was created to the death of the Decedent, each of the joint tenants recognized that the above described joint tenancy property was held in joint tenancy, and that the interest of no one or more of said joint tenants has ever been conveyed, encumbered or otherwise separated from the interest of the other joint tenant(s), either voluntarily or involuntarily, whether by specific act or by operation of law; and that said joint tenancy continued in full force until the death of the Decedent with respect to the interest of the Decedent and, if there are two or more surviving joint tenants, including the Affiant, the joint tenancy continues with respect to the interests of the said surviving joint tenants.

That Affiant knows of the Affiant's own knowledge, and so states, that each and all of the obligations against the estate of said Decedent (including, but not limited to: all the debts of decedent; all of the expenses of Decedent's last illness, funeral and burial; promissory notes; installment contracts and mortgages; and state and federal succession taxes upon Decedent's estate, if applicable) have been paid in full, except as follows (use reverse side or attach a list if necessary): _____

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That the value of the Decedent's estate at date of death, including all real and personal property, was approximately \$ 220,000.00, including the value of community property of Decedent and Decedent's surviving spouse, if any, of approximately \$ 0.00, and including the value of Decedent's separate property, if any, of approximately \$ 0.00, and including the full value of all other property, if any, held by the Decedent in joint tenancy of approximately \$ 0.00.

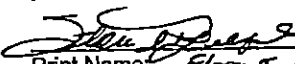
This affidavit is made to induce FIRST AMERICAN TITLE INSURANCE COMPANY (the Company) to insure real property covered by the Company's order number set forth above, in which Decedent held an interest at the time of the Decedent's death. Affiant urges the Company to issue its policy of title insurance in full reliance upon the representations set forth herein. The Affiant, for the Affiant and for the Affiant's heirs, executors and administrators, covenants to indemnify said Company or any other person, including a purchaser of said real estate, for any loss arising from reliance on any misstatement of fact herein.

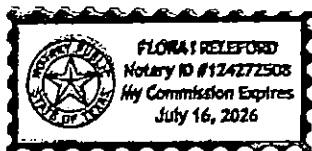
DATED: September 29, 2023.

Robert Evans Smith By Steven C. Smith ATTORNEY IN FACT
Robert Evans Smith by Steven C. Smith, Attorney-in-Fact

State of Texas } ss.
County of Kaufman }

On this 29th day of September, 2023, before me, Print Name: Flora I. Releford, a Notary Public in and for said state, personally appeared Steven C. Smith known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Robert Evans Smith, and subscribed the name of Robert Evans Smith as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.


Print Name: Flora I. Releford
Notary Public for the State of Texas
Residing at: 4401 Little Rd. 550178 Arlington, TX 76016
Commission Expires: 07-16-2026



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STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
State of Idaho
CERTIFICATE OF DEATH

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

This copy is not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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