

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

Only for sales in a single location code on or after March 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*.

<b>Form</b>	84	000	1a	This
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☑ Check box if partial sale, indicate % 50 sold.	J	List percentage of ownership acquired next to	o each nam	ie.					
1 Seller/Grantor		2 Buyer/Grantee  Name Estate of Robert G. Thompson, deceased  c/o Larry A. Thompson, Personal Representative  Mailing address 3315 Clemans Rd							
Name Marie E. Thompson, deceased									
Mailing address <u>1500 7th St</u>									
City/state/zip <u>Clarkston, WA 99403</u>		City/state/zip Clarkston, WA 99403							
Phone (including area code) <u>N/A</u>		Phone (including area code) (509) 552-178	30						
<b>3</b> Send all property tax correspondence to: ☑ Same as Buy	/er/Grantee	List all real and personal property tax parcel account numbers	Personal property?						
Name		1-004-01-004-0009-0000	. ∐	\$ 186,600.00					
Mailing address			. ∐	\$ 0.00					
City/state/zip		<u> </u>	. Ц	\$ 0.00					
4 Street address of property 1500 7th St. Clarkston, WA 9									
This property is located in Clarkston		r unincorporated locations please select you	ır county)						
☐ Check box if any of the listed parcels are being segregate				cels being merged.					
Legal description of property (if you need more space, atta	ch a separate :	sheet to each page of the affidavit).							
5 11 - Household, single family units		7 List all personal property (tangible and	intangible'	included in celling					
5 11 - Household, single family units		<ul> <li>List all personal property (tangible and price.</li> </ul>	mangible	, modued in Selling					
Enter any additional codes									
(see back of last page for instructions)	1								
Was the seller receiving a property tax exemption or deferr under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior		If claiming an exemption, list WAC number	er and reaso	on for exemption.					
citizen or disabled person, homeowner with limited income	e)? ☐ Yes ☑ N	Title Halliber (seedlott) saddedtott)	<u>458-61A-20</u>	.58-61A-202(6)(i)					
Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under		Reason for exemption							
RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classification complete the predominate use calculator (see instructions)	is, □Yes ☑N	Transfer by inheritance to surviving spou-	se under no	on-probated Will.					
6 Is this property designated as forest land per RCW 84.33	<sub>3?</sub> □Yes ☑ No	O Look of Probate Affida	wit						
Is this property classified as current use (open space, farm		Type of document <u>Lack of Probate Affida</u> To Date of document <u>10/13/2023</u>	.vit _						
and agricultural, or timber) land per RCW 84.34?	L1 Yes <b>K</b> 1 N			93,300.00					
Is this property receiving special valuation as historical property per RCW 84.26?	□ Yes <b>☑</b> N	Gross selling p							
If any answers are yes, complete as instructed below.		reisonal property (ded							
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT	T USE)	Exemption claimed (ded		0.00					
NEW OWNER(S): To continue the current designation as for		Taxable selling p		0.00					
or classification as current use (open space, farm and agric timber) land, <b>you must sign on (3) below</b> . The county asse:		Excise tax: state		0.00					
determine if the land transferred continues to qualify and v	will indicate	Less than \$525,000.01 at 1							
by signing below. If the land no longer qualifies or you do n continue the designation or classification, it will be remove		From \$525,000.01 to \$1,525,000 at 1.							
compensating or additional taxes will be due and payable b	by the seller	From \$1,525,000.01 to \$3,025,000 at 2.		0.00					
or transferor at the time of sale (RCW 84.33.140 or 84.34.1 signing (3) below, you may contact your local county assess		Above \$3,025,000 a							
information.		Agricultural and timberland at 1.	28% ———						
This land: ☐ does ☐ does not qualify	for	Total excise tax: s	tate						
continuance.		0.0025 L	.ocal						
Deputy assessor signature Date		*Delinquent interest: s	tate						
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)		0.0025 L *Delinquent interest: s	.ocal						
NEW OWNER(S): To continue special valuation as historic p		*Delinquent pen	ıalty						
(3) below. If the new owner(s) doesn't wish to continue, al calculated pursuant to RCW 84.26, shall be due and payabl			total						
or transferor at the time of sale.	and the sener	*State technology	/ fee						
(3) NEW OWNER(S) SIGNATURE		Affidavit processing	g fee	5.00					
Signature Signature		Total	due	10.00					
<u> </u>		A MINIMUM OF \$10.00 IS DUE	IN FEE(S)	AND/OR TAX					
Print name Print name		*SEE INSTRUC	TIONS	<del></del> ,					
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORE			Ino A	The same					
Signature of grantor or agent MMM H The	ompour	Signature of grantee or agent A. Thompson, Por	odool Boo	/Nowppo-					
Name (print) Larry A. Thompson, P.R. of Surviving Spo	Juse	Name (print) Larry A. Thompson, Per	aprial Repr	cacillative					
Date & city of signing 10/13/2023, Clarkston, WA		Date & city of signing 10/13/2023, Cla	II NOIOH, WA	<u>\</u>					

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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REV 84 0001a (02/28/23)

L. THOMPSON

CK#6380L

THIS SPACE TREASURERS USE ONLY

COUNTY TREASURER

#-56409

Print on legal size paper.
Page 1 of 6

OCT 16:2023 ASOTIN COUNTY TREASURER

### **EXHIBIT A**

### **Legal Description**

A part of Lot 4, Block "H" of Vineland, Asotin County, Washington, according to the recorded plat thereof, described as follows:

From the intersection of the centerlines of Highland Avenue and 7<sup>th</sup> Street, thence continue South on 7<sup>th</sup> Street a distance of 801.08 feet; thence deflect right 92°13' a distance of 25.02 feet to the point of beginning. Continue on the same course 137.48 feet; thence right 87°47' a distance of 80.0 feet; thence deflect right 92°13' a distance of 137.48 feet; thence deflect right 87°47' a distance of 80.0 feet to the place of beginning.

Property Tax Parcel No. 1-004-01-004-0009-0000

More commonly known as 1500 7th St, Clarkston, WA 99403.

### After recording return to:

Lucy L. Dukes 843 Seventh Street, P. O. Box 191 Clarkston, WA 99403

Grantor:

Marie E. Thompson, deceased

Grantee:

Estate of Robert G. Thompson, surviving spouse

Legal:

Part of Lot 4, Blk "H", Vineland, Asotin County, Washington

Parcel No.

1-004-01-004-0009-0000

# AFFIDAVIT (Lack of Probate)

STATE OF WASHINGTON	)
	: <b>S</b> S
County of Asotin	)

Larry A. Thompson, being first duly sworn, on oath, deposes and says:

- 1. Marie E. Thompson died on the 4<sup>th</sup> day of February, 2022, in Nez Perce County, Idaho, then being a resident of Clarkston, Washington, and a one-half owner of property located in the County of Asotin, State of Washington. At the time of her death, Marie E. Thompson was married to Robert G. Thompson, who survived her, though he has since passed away.
  - 2. That the heir at law of decedent is as follows:

Name and Address	Relationship	Age
Estate of Robert G. Thompson c/o Larry A. Thompson, P.R. 3315 Clemans Rd Clarkston WA 99403	Surviving Spouse	N/A (Now Deceased)

Affidavit (Lack of Probate)

56409

- 3. Marie E. Thompson signed her Last Will and Testament on April 10, 2007, in which she left everything to her husband, Robert G. Thompson, if he survived her, which he did. A certified copy of Marie E. Thompson's death certificate is attached as **Exhibit A** and a copy of her Last Will and Testament is attached as **Exhibit B**.
- 4. The Estate of Robert G. Thompson, as beneficiary under the Will, is the lawful surviving heir and owner of Marie E. Thompson's one-half community property interest in and to the following-described real property which was given to Robert G. Thompson as a bequest under Marie E. Thompson's Last Will and Testament:

A part of Lot 4, Block "H" of Vineland, Asotin County, Washington, according to the recorded plat thereof, described as follows:

From the intersection of the centerlines of Highland Avenue and 7th Street, thence continue South on 7th Street a distance of 801.08 feet; thence deflect right 92°13' a distance of 25.02 feet to the point of beginning. Continue on the same course 137.48 feet; thence right 87°47' a distance of 80.0 feet; thence deflect right 92°13' a distance of 137.48 feet; thence deflect right 87°47' a distance of 80.0 feet to the place of beginning.

Property Tax Parcel No. 1-004-01-004-0009-0000

More commonly known as 1500 7th St, Clarkston, WA 99403.

5. This Affidavit is made solely to induce the title insurance company to insure title to real property in which decedent held an interest at the time of her death, and to comply with the provisions of WAC 458-61A-202(6)(i).

Dated this 13th day of October, 2023.

ESTATE OF ROBERT G. THOMPSON

By: <u>AMY IT / hompso</u>

ARRY A. THOMPSON, Personal Representative

STATE OF WASHINGTON	)
	:ss
County of Asotin	)

On this day personally appeared before me Larry A. Thompson, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of October, 2023.

Notary Public State of Washington JOSHUA D. GOSSNER My Commission Expires June 9, 2027 License Number 178928

Notary Public for Washington

Residing at Clarkston

My appointment expires June 9, 2027



STATE OF IDAHO

IDAHO DEPARTMENT OF HEALTH AND WELFARE BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

State of Idaho

CERTIFICATE OF DEATH

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DATE ISSUED: FLD U / CULC
This copy is not valid unless prepared on engraved border
displaying state seal and signature of the Registrar.

Rev. 072820



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County of Lewiston

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This copy of a death certificate was issued by the District Realth Department on behalf of the the Bureau of Vital Records and Health Statistics.

Local Vital Statistics Registration Official

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## CERTIFIED

## FILED

2023 OCT -3 AM 9: 17

MCKENZIE A. CAMPBELL COUNTY CLERK ASOTIN COUNTY, WA

## SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 23-4-00105-02

ROBERT G. THOMPSON,

LETTERS TESTAMENTARY WITH NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Robert G. Thompson, deceased, was on the 3rd day of October, 2023, duly exhibited, proven, and recorded in our said Superior Court:

WHEREAS, Marie E. Thompson, the person nominated as Personal Representative in said Will, has passed away;

WHEREAS, Larry A. Thompson is the person nominated as alternate Personal Representative in said Will;

WHEREAS, Larry A. Thompson has petitioned this court to be appointed Personal Representative thereof; and

WHEREAS, this court has entered an order appointing Larry A. Thompson as Personal Representative and granting nonintervention powers to the Personal Representative,

NOW, THEREFORE, know all people by these presents, that we do hereby authorize the said Larry A. Thompson to execute the terms of the Will with nonintervention powers according to law.

LETTERS TESTAMENTARY WITH NONINTERVENTION POWERS Page 1 of 2 Gittins & Dukes, PLLC 843 Seventh Street Clarkston, WA 99403 (509) 758-2501

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WITNESS, Brooke J. Burns, Judge of our Superior Court, and the seal of said Court hereto affixed this Sol day of October, 2023.

Clerk of the Superior Court

STATE OF WASHINGTON

: ss.

County of Asotin

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 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 3rd day of October, 2023.

McKenzie A. Campbell, County Clerk & Ex-Officio Clerk of the Superior Court

Deputy

Gittins & Dukes, PLLC

843 Seventh Street Clarkston, WA 99403 (509) 758-2501

Facsimile: (509) 758-3576