

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.*

☒ Check box if partial sale, indicate % 50 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Marie E. Thompson, deceased

Mailing address 1500 7th St

City/state/zip Clarkston, WA 99403

Phone (including area code) N/A

2 Buyer/Grantee

Name Estate of Robert G. Thompson, deceased

c/o Larry A. Thompson, Personal Representative

Mailing address 3315 Clemans Rd

City/state/zip Clarkston, WA 99403

Phone (including area code) (509) 552-1780

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

Name _____

Mailing address _____

City/state/zip _____

List all real and personal property tax
parcel account numbers

1-004-01-004-0009-0000

Personal
property?

☐

Assessed
value(s)

\$ 186,600.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1500 7th St, Clarkston, WA 99403

This property is located in Clarkston (for unincorporated locations please select your county)

☐ 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).

Please see attached Exhibit A.

5 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 it's 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 Larry A. Thompson

Name (print) Larry A. Thompson, P.R. of Surviving Spouse

Date & city of signing 10/13/2023, Clarkston, WA

Signature of grantee or agent Larry A. Thompson

Name (print) Larry A. Thompson, Personal Representative

Date & city of signing 10/13/2023, Clarkston, WA

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

WAC number (section/subsection) WAC 458-61A-202(6)(i)

Reason for exemption

Transfer by inheritance to surviving spouse under non-probated Will.

Type of document Lack of Probate Affidavit

Date of document 10/13/2023

Gross selling price	<u>93,300.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>93,300.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	
Less than \$525,000.01 at 1.1%	<u>0.00</u>
From \$525,000.01 to \$1,525,000 at 1.28%	<u>0.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75%	<u>0.00</u>
Above \$3,025,000 at 3%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0025 Local	<u>0.00</u>
*Delinquent interest: state	<u>0.00</u>
Local	<u>0.00</u>
*Delinquent penalty	<u>0.00</u>
Subtotal	<u>0.00</u>
*State technology fee	<u>5.00</u>
Affidavit processing fee	<u>5.00</u>
Total due	<u>10.00</u>

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

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)).
To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

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 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.

56409

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)
 : ss.
County of Asotin)

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

1. Marie E. Thompson died on the 4th 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)

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.

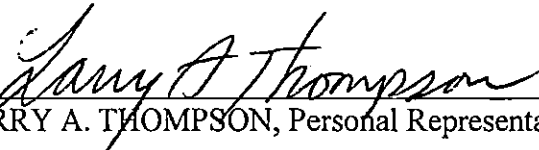
Property Tax Parcel No. 1-004-01-004-0009-0000

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.

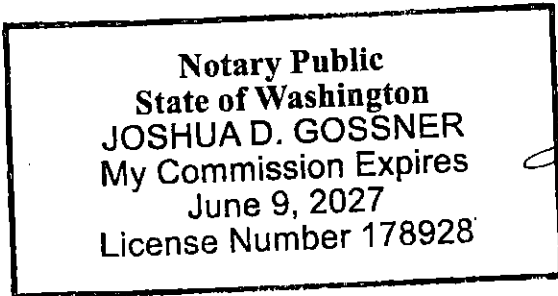
ESTATE OF ROBERT G. THOMPSON

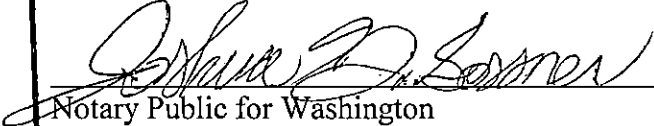
By: 
LARRY A. THOMPSON, Personal Representative

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 for Washington
Residing at Clarkston
My appointment expires June 9, 2027

STATE OF IDAHO

CERTIFICATION OF VITAL RECORD

STATE OF IDAHO

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

ONLY A COPY OF THIS DOCUMENT, CONTROLLED BY THE STATE REGISTRAR WITH THE DEPARTMENT OF HEALTH AND WELFARE, SHALL BE USED AS PROOF OF THE DEATH OF AN INDIVIDUAL. LOCAL REG. NO.

DECEDENT TYPE OR PRINT IN PERMANENT BLACK INK. DO NOT USE FELT TIP PEN. FOR INSTRUCTIONS SEE HANDBOOKS	1. DECEDENT'S LEGAL NAME (Include AKA's if any) (First, Middle, Last, Suffix) MARIE E. THOMPSON		2. SEX FEMALE	3. SOCIAL SECURITY NUMBER
	4a. AGE Last Birthday 90 (Year)		4b. UNDER 1 YEAR Months: 05 Days: 08 Hours: 13 Minutes: 31	
5. DATE OF BIRTH (Mo/Day/Yr) 05/08/1931		6. BIRTHPLACE (City and State, Territory, or Foreign Country) OROFINO, IDAHO		
7a. RESIDENCE - STATE OR FOREIGN COUNTRY WASHINGTON		7b. COUNTY ASOTIN		7c. CITY OR TOWN CLARKSTON
7d. STREET AND NUMBER 1500 7TH ST		7e. APT. NO. 99403		7f. ZIP CODE 99403
8. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown		9. SURVIVING SPOUSE'S NAME (If wife, give maiden name) ROBERT G. THOMPSON		
PARENTS 10. EVER IN U.S. ARMED FORCES? ☐ Yes ☒ No	11a. FATHER'S NAME (First, Middle, Last, Suffix) THEODORE CALEB NELSON		11b. BIRTHPLACE (State, Territory, or Foreign Country) SWEDEN	
	12a. MOTHER'S MAIDEN NAME (First, Middle, Last, Suffix) ETHEL M. DAILEY		12b. BIRTHPLACE (State, Territory, or Foreign Country) IDAHO	
INFORMANT 13a. INFORMANT'S NAME (Type or print) BARBARA ENDICOTT	13b. RELATIONSHIP TO DECEDENT DAUGHTER		13c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 2745 26TH ST CLARKSTON, WA 99403	
	14. METHOD OF DISPOSITION ☐ Burial ☐ Cremation ☐ Donation ☐ Entombment ☐ Removal from Idaho ☐ Other (Specify)		15. PLACE OF DISPOSITION (Name and address of cemetery, crematory, other place) LEWIS CLARK MEMORIAL GARDENS 3521 7TH ST. LEWISTON, IDAHO 83501	
DISPOSITION 16. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY MERCHANT FUNERAL HOME 1000 SEVENTH STREET CLARKSTON, WASHINGTON 99403	17a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH ELECTRONICALLY FILED: RICHARD C. LASSITER		17b. LICENSE NUMBER (Of licensee) F1558	
	18. WAS CORONER CONTACTED DUE TO CAUSE OF DEATH? ☐ Yes ☒ No			
PLACE OF DEATH 19a. IF DEATH OCCURRED IN A HOSPITAL: ☐ Inpatient ☐ Outpatient ☐ Outpatient, 24-hour ☐ Home ☐ Hospice facility ☐ Nursing home/Long term care facility ☐ Decedent's home ☐ Other (Specify)	20. FACILITY NAME (If not facility, give street and number) SERENITY PLACE RESIDENTIAL CARE			
	21. CITY, TOWN, OR LOCATION OF DEATH, AND ZIP CODE LEWISTON, ID 83501		22. COUNTY OF DEATH NEZ PERCE	
DATE OF DEATH 23. DATE OF DEATH (Mo/Day/Yr) (Spell month) February 4, 2022	24. TIME OF DEATH (24hr) 01:02		25. DATE PRONOUNCED DEAD (Mo/Day/Yr) (Spell month) February 4, 2022	
	26. TIME PRONOUNCED DEAD (24hr) 01:02			
CAUSE OF DEATH PART I. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventilator disconnection without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line.	27. CAUSE OF DEATH ALZHEIMER'S DEMENTIA DUE TO (or as a consequence of)			
	28. IMMEDIATE CAUSE (Final disease or condition resulting in death) a. ALZHEIMER'S DEMENTIA DUE TO (or as a consequence of) b. DUE TO (or as a consequence of) c. DUE TO (or as a consequence of) d.			
ITEMS 29-38 TO BE USED FOR EXTERNAL CAUSES ONLY (CORONER) 29. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No ☐ Unknown	30. IF FEMALE (Aged 10-54): ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Not pregnant, but pregnant within 42 days of death ☐ Unknown if pregnant within the past year		31. MANNER OF DEATH ☒ Natural ☐ Accident ☐ Suicide ☐ Homicide ☐ Pending investigation ☐ Could not be determined	
	32. DATE OF INJURY (Mo/Day/Yr) (Spell month) February 4, 2022		33. TIME OF INJURY (24hr) 01:02	
CERTIFIER 34. LOCATION OF INJURY: State: _____ City/Town or County: _____ Zip Code: _____ Street and Number or Location: _____ Apartment Number: _____	35. INJURY AT WORK? ☐ Yes ☒ No			
	36. DESCRIBE HOW INJURY OCCURRED. IF TRANSPORTATION INJURY, STATE THE TYPE(S) OF VEHICLE(S) INVOLVED (Automobile, pickup, motorcycle, ATV, bicycle, etc.) SPECIFY WHICH VEHICLE DECEDENT OCCUPIED, if applicable. TRANSPORTATION INJURY ONLY ☐ Pedestrian ☐ Other (Specify) ☐ What safety device(s) did decedent use? ☐ Seat belt ☐ Child safety seat ☐ Helmet ☐ Air bag ☐ None ☐ Unknown			
REGISTRAR 39a. CERTIFIER (Check only one, based on official capacity for this certificate) ☒ PHYSICIAN ☐ PHYSICIAN ASSISTANT ☐ ADVANCED PRACTICE REGISTERED NURSE - To the best of my knowledge, death occurred at the time, date, and place, and due to the nature cause(s)/manner stated. Signature and Title of Certifier: ELECTRONICALLY SIGNED: MICHAEL G. MEZA, M.D.	39b. LICENSE NUMBER M-07043		39c. DATE SIGNED 2 7 2022 MM DD YYYY	
	40a. REGISTRAR'S SIGNATURE James B. Galt		40b. DATE SIGNED 2 7 2022 MM DD YYYY	

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.

DATE ISSUED: **FEB 07 2022**

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

Rev. 07/20/20

JAMES B. AYDELOTTE
STATE REGISTRAR

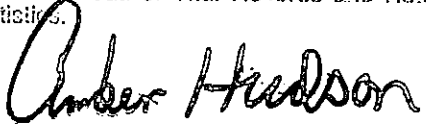


~~Private~~



* 001611736 *

John

STATE OF IDAHO	County of Lewiston
This copy of a death certificate was issued by the District Health Department on behalf of the the Bureau of Vital Records and Health Statistics.	
	
Local Vital Statistics Registration Official	

5449

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
Facsimile: (509) 758-3576

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WITNESS, Brooke J. Burns, Judge of our
Superior Court, and the seal of said Court
hereto affixed this 3rd day of October, 2023.

Monica Brown
Clerk of the Superior Court



STATE OF WASHINGTON)

: ss.

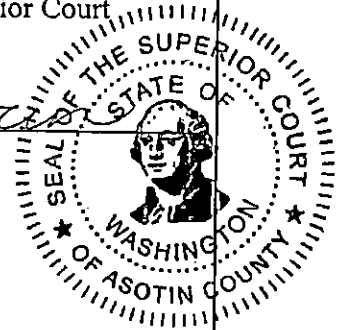
County of Asotin)

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

By Monica Brown
Deputy



LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

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