

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 % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Heirs and Devisees of Jill K. Jeffreys

Mailing address 2708 6th

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

2 Buyer/Grantee

Name G. Arnold Jeffreys

Mailing address 2708 6th

City/state/zip Clarkston, WA 99403

Phone (including area code) _____

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

1-041-32-007-0001-0000

1-041-32-007-0002-0000

1-041-32-007-0009-0000

Personal property?

☐

☐

☐

Assessed value(s)

\$ 116,100.00

\$ 235,700.00

\$ 181,700.00

4 Street address of property 2702 and 2708 6th Avenue

This property is located in Asotin County ☒ (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).

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 [Signature]

Name (print) Heirs and Devisees of Jill K. Jeffreys

Date & city of signing 12/15/2023 Lewiston, ID

Signature of grantee or agent [Signature]

Name (print) G. Arnold Jeffreys

Date & city of signing 12/15/2023 Lewiston, ID

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.

PAID

DEC 15 2023

ASOTIN COUNTY
TREASURER

56528

Print on legal size paper.
Page 1 of 6

G.A. Jeffreys \$10.00
Cash

Exhibit A

Parcel 1:

That part of the East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of Lot 7, , Block I-4, Clarkston Heights, Asotin County, Washington, said point being on the centerline of PHS 3 SR 129; thence West along said centerline a stance of 67.0 feet; thence North parallel to the East boundary line of said Lot 7 a distance of 184.0 feet; thence East parallel to PHS 3 SR 129 a distance of 67.0 feet to a point on the East boundary line of said Lot 7; thence South along the said East boundary line to The Place of Beginning.

1-041-32-007-0001-0000 (2702 6th)

Parcel 2:

The East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington. EXCEPT Beginning at the Southeast corner of Lot 7, , Block I-4, Clarkston Heights, Asotin County, Washington, said point being on the centerline of PHS 3 SR 129; thence West along said centerline a stance of 67.0 feet; thence North parallel to the East boundary line of said Lot 7 a distance of 184.0 feet; thence East parallel to PHS 3 SR 129 a distance of 67.0 feet to a point on the East boundary line of said Lot 7; thence South along the said East boundary line to The Place of Beginning. AND EXCEPT The North 90 feet of the South 975.47 of the East half of Lot 7, Block I-4, Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 102 Official Records of Asotin County, Washington.

1-041-32-007-0002-0000 & 1-041-32-007-0009-0000 (S/C Split 2708 6th)

Return Address

Please print or type information

Document Title(s) (or transactions contained therein):

1. Affidavit (Lack of Probate)

2.

3.

4.

Grantor(s) (Last name first, then first name and initials):

1. The heirs and devisees of Jill K. Jeffreys

2.

3.

4.

☐ Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials):

1. Jeffreys, G. Arnold

2.

3.

4.

☐ Additional names on page ___ of document.

Legal description (abbreviated: i.e. lot, block, plat or sections, township, range, qtr/rtr.)

Pt. Lot 7, Block I-4, Clarkston Heights

☐ Additional legal is on page ___ of document.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page ___ of document.

Assessor's Property Tax Parcel/Account Number

1-041-32-007-0001-0000, 1-041-32-007-0002-0000, & 1-041-32-007-0009-0000

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page ___ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



AFFIDAVIT (LACK OF PROBATE)

G. Arnold Jeffreys, being first duly sworn, deposes and says:

The undersigned affiant is the rightful heir to the real property described below, and is the surviving spouse

(relationship to decedent) of Jill K. Jeffreys (decedent), who died on (date)

NOVEMBER 8, 2023, at

SPOKANE

City

SPOKANE

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: 2702 6TH AVENUE

Street

CLARKSTON

City

WA

State

99403

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)

G. ARNOLD JEFFREYS 86 SPOUSE

2708 6TH AVENUE CLARKSTON, WA 99403

Full name, age, relationship, address

HOLLY KRISTINE BARTHELMESS 54 DAUGHTER

2704 6TH AVENUE CLARKSTON, WA 99403

Full name, age, relationship, address

ROBIN JEFFREYS HENDERSON 53 DAUGHTER

1530 SWALLOW'S CREST COURT CLARKSTON, WA 99403

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 : December, 2023

G. Arnold Jeffreys

Affiant's full name

509-758-5342

Telephone number

2708 6th Avenue

Clarkston

City

Street

Washington

State

83501

Zip Code

G. Arnold Jeffreys

Signature

12-15-23

Date

Idaho
State of Washington

County of Asotin Nez Perce

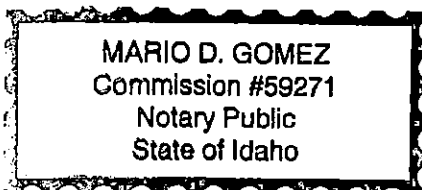
I know or have satisfactory evidence that G. Arnold Jeffreys

(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: 12 / 15 / 2023

(SEAL OR STAMP)



Mario D. Gomez

Signature of Notary Public

Residing at: Lewiston, ID

Notary Public in and for the State of Idaho

My appointment expires: 3 / 7 / 2024

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1-041-32-007-0002-0000 & 1-041-32-007-0009-0000 (S/C Split 2708 6th)

56528

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2023-055170

LOCAL FILE NUMBER: 4983

DATE ISSUED: 11/14/2023
FEE NUMBER:

FIRST AND MIDDLE NAME(S): JILL KATHLEEN
LAST NAME(S): JEFFREYS

COUNTY OF DEATH: SPOKANE

DATE OF DEATH: NOVEMBER 08, 2023

HOUR OF DEATH: 07:25 PM

SEX: FEMALE

AGE: 78 YEARS

SOCIAL SECURITY NUMBER:

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO

RACE: WHITE

BIRTH DATE: OCTOBER 14, 1945

BIRTHPLACE: MOSCOW, ID

MARITAL STATUS: MARRIED

SURVIVING SPOUSE: G ARNOLD JEFFREYS

OCCUPATION: HOME MAKER

INDUSTRY: OWN HOME

EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE

US ARMED FORCES: NO

INFORMANT: G ARNOLD JEFFREYS

RELATIONSHIP: SPOUSE

ADDRESS: 2708 6TH AVE, CLARKSTON WA, 99403

CAUSE OF DEATH:

A: VENTRICULAR FIBRILLATION

INTERVAL: MINUTES

B: UNKNOWN

INTERVAL: MINUTES

C:

INTERVAL:

D:

INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH: MULTIPLE MYELOMA, ADNEXAL
MASSES, FEVER OF UNKNOWN ORIGIN

DATE OF INJURY:

HOUR OF INJURY:

INJURY AT WORK:

PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:

COUNTY:

DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: HOSPITAL

FACILITY OR ADDRESS: PROVIDENCE SACRED HEART MEDICAL CENTER

CITY, STATE, ZIP: SPOKANE, WASHINGTON 99204

RESIDENCE STREET: 2708 6TH AVE

CITY, STATE, ZIP: CLARKSTON, WA 99403

INSIDE CITY LIMITS: NO

COUNTY: ASOTIN

TRIBAL RESERVATION: NOT APPLICABLE

LENGTH OF TIME AT RESIDENCE: 52 YEARS

FATHER: FRANCIS MARTSON

MOTHER: BETTE WELLS

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: VINELAND CEMETERY

CITY, STATE: CLARKSTON, WASHINGTON

DISPOSITION DATE: NOVEMBER 17, 2023

FUNERAL FACILITY: MERCHANT RICHARDSON BROWN FUNERAL HOMES
LLC

ADDRESS: PO BOX 107

CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

FUNERAL DIRECTOR: RICHARD LASSITER

MANNER OF DEATH: NATURAL

AUTOPSY: UNKNOWN

WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE

CAUSE OF DEATH: NOT APPLICABLE

DID TOBACCO USE CONTRIBUTE TO DEATH: UNKNOWN

PREGNANCY STATUS IF FEMALE: NO RESPONSE

CERTIFIER NAME: JESSICA LUNDGREN, DO

TITLE: DO

CERTIFIER ADDRESS: 101 W. 8TH AVENUE

CITY, STATE, ZIP: SPOKANE, WASHINGTON 99204

DATE SIGNED: NOVEMBER 10, 2023

CASE REFERRED TO ME/CORONER: NO

FILE NUMBER: NOT APPLICABLE

ATTENDING PHYSICIAN: DAVID WAPLES, DO

LOCAL DEPUTY REGISTRAR: AJA RICHARDSON

DATE RECEIVED: NOVEMBER 13, 2023

56528

DOH 422-132 (8/18)

NOT VALID IF PHOTOCOPIED OR ALTERED