

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

Only for sales in a single location code on or after April 1, 2024.
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 Elaine E. Surber, deceased

Mailing address 1136 20th Avenue

City/state/zip Clarkston WA 99403

Phone (including area code) N/A

2 Buyer/Grantee

Name Vernon W. Surber, Jr., surviving spouse

Mailing address 1136 20th Avenue

City/state/zip Clarkston WA 99403

Phone (including area code) (509) 769-7222

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

Please see attached Exhibit A.

Personal
property?

☐

Assessed
value(s)

\$ 300,400.00

☐

\$ 0.00

☐

\$ 0.00

4 Street address of property 1136 20th Avenue, 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 B.

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 _____

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*

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

Reason for exemption

Transfer by inheritance to surviving spouse under non-probated Will (Exhibit C) and Death Certificate (Exhibit D).

Type of document Lack of Probate Affidavit

Date of document 05/15/2024

Gross selling price	<u>150,200.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>150,200.00</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

0200 *SEE INSTRUCTIONS

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

Signature of grantor or agent Vernon W. Surber, Jr.

Name (print) Vernon W. Surber, Jr., surviving spouse

Date & city of signing 05/15/2024, Clarkston, WA

Signature of grantee or agent Vernon W. Surber, Jr.

Name (print) Vernon W. Surber, Jr.

Date & city of signing 05/15/2024, Clarkston, WA

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.

After recording return to:

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

Grantor: Elaine E. Surber, deceased
Grantee: Vernon W. Surber, Jr., surviving spouse
Legal: Parts of Lots 6 and 7, Block "T", Vineland, Asotin County, Washington
Parcel Nos. 1-004-13-006-0010-0000, 1-004-13-007-0001-0000, 1-004-13-007-0003-0000,
and 1-004-13-007-0004-0000

AFFIDAVIT
(Lack of Probate)

STATE OF WASHINGTON)
 : ss.
County of Asotin)

Vernon W. Surber, Jr., being first duly sworn, on oath, deposes and says:

1. Elaine E. Surber died on the 10th day of November, 2015, in Asotin County, Washington, then being a resident of Clarkston, Washington, and the owner of property located in the County of Asotin, State of Washington. At the time of her death, Elaine E. Surber was married to Vernon W. Surber, Jr.

2. That the heir at law of decedent is as follows:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
Vernon W. Surber, Jr. 1136 20 th Avenue Clarkston WA 99403	Surviving Spouse	L

Affidavit (Lack of Probate)

3. Elaine E. Surber's Last Will and Testament (**Exhibit A**) left the residue of her estate to her husband, Vernon W. Surber, Jr., if he survived her, which she did. A certified copy of Elaine E. Surber's death certificate is attached as **Exhibit B**.

4. Vernon W. Surber, Jr., as beneficiary under the Will, is the lawful surviving heir and owner of decedent's undivided one-half community property interest in and to the real property described in the enclosed **Exhibit C**, which was given to him as a bequest under Elaine E. Surber's Last Will and Testament.

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).

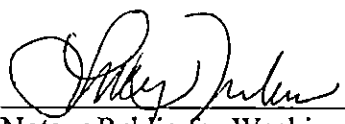
Dated this 15th day of May, 2024.


VERNON W. SURBER, JR.

STATE OF WASHINGTON)
 :SS
County of Asotin)

On this day personally appeared before me Vernon W. Surber, Jr., 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 15th day of May, 2024.
Notary Public
State of Washington
LUCY DUKES
My Commission Expires
June 9, 2027
License Number 178927



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

EXHIBIT A

Property Tax Parcel Numbers

Parcel #	Assessed Value	One-Half Share	Senior Exemption?
1-004-13-006-0010-0000	\$ 63,500	\$ 31,750	No
1-004-13-007-0001-0000	\$ 99,000	\$ 49,500	Yes
1-004-13-007-0003-0000	\$ 41,600	\$ 20,800	No
1-004-13-007-0004-0000	\$ 96,300	\$ 48,150	No
Total:	\$300,400	\$150,200	

EXHIBIT A

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EXHIBIT B

LEGAL DESCRIPTION

PARCEL 1:

That part of Lots 6 and 7 of Block "T" of VINELAND, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot 7; thence South 70°58' East along the North line of said Lot 7 a distance of 311.84 feet to the TRUE PLACE OF BEGINNING; thence continue South 70°58' East a distance of 288.16 feet; thence South 0°02' West a distance of 239.27 feet; thence North 73°42' West a distance of 172.34 feet; thence North 1°31' West a distance of 60.0 feet to a point of curve; thence around a curve to the left with a radius of 45.0 feet for a distance of 81.28 feet; thence North 15°00' West a distance of 188.40 feet to the true place of beginning.

TOGETHER WITH an easement for ingress and egress over and across the Southerly 15.0 feet of the following described property: Part of Lots 5 and 6 of Block "T" of VINELAND according to plat recorded in Book A of Plats, page 23, in Asotin County, Washington, more particularly described as follows: From the stone monument at the Northeast corner of Lot 5 of said Block "T", said point being at the intersection of the centerlines of the County road; thence South along the centerline of the County road a distance of 104.2 feet; thence deflect right 106°7' a distance of 465.4 feet to the True Place of Beginning; thence continue on the last mentioned course a distance of 268.81 feet; thence deflect left 106°3' a distance of 92.28 feet; thence deflect left 73°57' a distance of 268.8 feet; thence deflect left 106°3' a distance of 92.28 feet to the true place of beginning.

Property Tax Parcel No. 1-004-13-006-0010-0000

More commonly known as 1044 Bridger Ln, Clarkston, WA 99403.

PARCEL 2:

That part of Lots 6 and 7 of Block "T" of VINELAND, Asotin County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7; thence Southerly along the West lot line of said Lot 7 a distance of 434.3 feet; thence deflect left 76°57' a distance of 145.76 feet; thence deflect left 6°04' a distance of 126.96 feet; thence deflect right 92°22' a distance of 185.08 feet to a point on the centerline of 20th Avenue; thence deflect left 80°33' and continue along said centerline a distance of 115.93 feet; thence deflect left 90°00' a distance of 124.02 feet; thence deflect right 81°00'30" a distance of 182.43 feet; thence deflect left 99°48'30" a distance of

EXHIBIT

B

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421.67 feet to a point on the North lot line of said Lot 6; thence deflect left 71°00' and continue along the North lot lines of said Lots 6 and 7 a distance of 600.0 feet to the place of beginning.

EXCEPTING THEREFROM that part of Lot 6 of Block "T" of Vineland, more particularly described as follows: Commencing at the Southwest corner of Lot 7 of said Block "T", said point being on the centerline of 20th Avenue; thence South 71°10' East along said centerline a distance of 367.28 feet; thence North 18°50' East a distance of 124.02 feet to the True Place of Beginning, said point being a point of curve; thence around a curve to the left with a radius of 316.03 feet for a distance of 112.25 feet; thence North 1°31' West a distance of 89.24 feet; thence South 73°42' East a distance of 172.34 feet; thence South 0°02' West a distance of 182.40 feet; thence North 80°09½' West a distance of 182.43 feet to the place of beginning.

ALSO EXCEPTING WATER METER SITE described as follows: Commencing at the Southwest corner of said Lot 7, said point being on the centerline of 20th Avenue; thence South 71°10' East along said centerline a distance of 367.28 feet; thence North 18°50' East a distance of 20.0 feet to a point on the North right of way line of 20th Avenue, said point being the True Place of Beginning; thence North 71°10' West along said right of way line a distance of 3.0 feet; thence North 18°50' East a distance of 3.0 feet; thence South 71°10' East a distance of 3.0 feet; thence South 18°50' West a distance of 3.0 feet to the place of beginning.

TOGETHER with a 30 foot easement for ingress, egress and utilities, said easement being 15.0 feet on either side of the following described centerline: Commencing at the Northwest corner of the above described tract; thence South 83°29' West a distance of 15.0 feet to the true place of beginning; thence South 1°31' East a distance of 89.24 feet to a point of curve; thence around a curve to the right with a radius of 301.03 feet for a distance of 106.92 feet; thence South 18°50' West a distance of 124.02 feet to a point on the centerline of 20th Avenue, said point being the terminus of the above described centerline.

ALSO EXCEPTING THEREFROM that part of Lots 6 and 7 of Block "T" of Vineland, described as follows: Commencing at the Northwest corner of said Lot 7; thence South 70°58' East along the North line of said Lot 7 a distance of 311.84 feet to the TRUE PLACE OF BEGINNING; thence continue South 70°58' East a distance of 288.16 feet; thence South 0°02' West a distance of 239.27 feet; thence North 73°42' West a distance of 172.34 feet; thence North 1°31' West a distance of 60.0 feet to a point of curve; thence around a curve to the left with a radius of 45.0 feet for a distance of 81.28 feet; thence North 15°00' West a distance of 188.40 feet to the true place of beginning.

ALSO EXCEPTING THEREFROM that part of Lot 7, Block "T" of Vineland, Asotin County, Washington, according to the recorded plat thereof, more particularly described as follows: Beginning at the Southwest corner of said Lot 7, said point being on the center line of the County road; thence Northerly along the West line of said Lot 7 for a distance of 150 feet to the True Place of Beginning; thence continue Northerly along the West line of said Lot 7 for a distance of

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100 feet; thence Easterly parallel to the Southerly line of said Lot 7 for a distance of 150 feet; thence Southerly parallel with the West line of said Lot 7 for a distance of 100 feet; thence Westerly parallel with the Southerly line of said Lot 7 for a distance of 150 feet to the place of beginning.

Property Tax Parcel Nos. 1-004-13-007-0001-0000 and 1-004-13-007-0004-0000

More commonly known as 1136 20th Ave, Clarkston, WA 99403.

PARCEL 3:

That part of Lot 7, Block "T" of Vineland, Asotin County, Washington, according to the recorded plat thereof, more particularly described as follows:

Beginning at the Southwest corner of said Lot 7, said point being on the center line of the County road; thence Northerly along the West line of said Lot 7 for a distance of 150 feet to the True Place of Beginning; thence continue Northerly along the West line of said Lot 7 for a distance of 100 feet; thence Easterly parallel to the Southerly line of said Lot 7 for a distance of 150 feet; thence Southerly parallel with the West line of said Lot 7 for a distance of 100 feet; thence Westerly parallel with the Southerly line of said Lot 7 for a distance of 150 feet to the place of beginning.

Property Tax Parcel No. 1-004-13-007-0003-0000

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STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2015-031794

DATE ISSUED: 11/16/2015

FEE NUMBER: 0000244143

GIVEN NAMES: ELAINE E
LAST NAME: SURBER

COUNTY OF DEATH: ASOTIN
DATE OF DEATH: NOVEMBER 10, 2015
HOUR OF DEATH: 04:30 A.M.
SEX: FEMALE
AGE: 75 YEARS

SOCIAL SECURITY NUMBER:

HISPANIC ORIGIN: NO, NOT HISPANIC
RACE: WHITE

BIRTHDATE: MAY 11, 1940
BIRTHPLACE: AITKIN, AITKIN CNTY, MINNESOTA

MARITAL STATUS: MARRIED
SPOUSE: VERNON SURBER

OCCUPATION: COOK AND WAITRESS
INDUSTRY: FOOD SERVICE
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
US ARMED FORCES? NO

INFORMANT: VERNON SURBER
RELATIONSHIP: HUSBAND
ADDRESS: 1136 20TH AVE., CLARKSTON, WA., 99403

PLACE OF DEATH: HOME
FACILITY OR ADDRESS: 1136 20TH AVE.
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403

RESIDENCE STREET: 1136 20TH AVE.
CITY, STATE, ZIP: CLARKSTON, WASHINGTON 99403
INSIDE CITY LIMITS? YES
COUNTY: ASOTIN
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 36 YEARS

FATHER: ROY CRAGG
MOTHER: RUBY CRAWFORD

METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: MOUNTAIN VIEW CREMATORY (LEWIS)
CITY, STATE: LEWISTON, ID
DISPOSITION DATE: NOVEMBER 13, 2015

FUNERAL FACILITY: MOUNTAIN VIEW FUNERAL HOME
ADDRESS: 3521 7TH STREET
CITY, STATE, ZIP: LEWISTON ID 83501
FUNERAL DIRECTOR: TERESA GATES

CAUSE OF DEATH:

A. BREAST ADENOCARCINOMA WITH METASTASIS

INTERVAL: YEARS

B. NOT APPLICABLE

INTERVAL: NA

C.

INTERVAL:

D.

INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

DATE OF INJURY:

HOUR OF INJURY:

INJURY AT WORK?

PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:

COUNTY:

DESCRIBE HOW INJURY OCCURRED:

MANNER OF DEATH: NATURAL

AUTOPSY: NO

AVAILABLE TO COMPLETE THE CAUSE OF DEATH? NOT APPLICABLE

DID TOBACCO USE CONTRIBUTE TO DEATH? NO

PREGNANCY STATUS, IF FEMALE: NOT APPLICABLE

CERTIFIER NAME: CELSO R. CHAVEZ, MD

TITLE: PHYSICIAN

CERTIFIER

ADDRESS: 1522 17TH STREET

CITY, STATE, ZIP: LEWISTON ID 83501

DATE SIGNED: NOVEMBER 12, 2015

STATUS OF DECEDENT, IF A TRANSPORTATION INJURY:
NOT APPLICABLE

ITEM(S) AMENDED: NONE

NUMBER(S): NONE

DATE(S): NONE

CASE REFERRED TO ME/CORONER: NO

FILE NUMBER: NOT APPLICABLE

ATTENDING PHYSICIAN:

CELSO CHAVEZ MD

LOCAL DEPUTY REGISTRAR:

BRADY WOODBURY

DATE RECEIVED: NOVEMBER 13, 2015

DOH 01-003 (1/14)



Andavit Number

1. Disposition

2. Date of Event:

3. Date of Birth:

4. Date of Birth:

5. Date of Birth: AS correct.

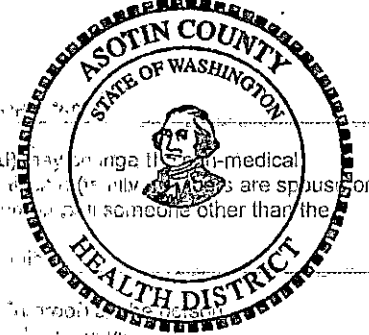
6. Date of Birth: AS correct.
7. Date of Birth: AS correct.
8. Date of Birth: AS correct.
9. Date of Birth: AS correct.

10. Date of Birth: AS correct.
11. Date of Birth: AS correct.

12. Date of Birth: AS correct.
13. Date of Birth: AS correct.

14. Date of Birth: AS correct.
15. Date of Birth: AS correct.

16. Date of Birth: AS correct.



Joel McCullough, M.D., MPH, MS
Health Officer

NOV 16 2015

AA00244144

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