

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

Form 84 0001a

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 Linda Rossiter, PR  
Estate of Mary Anna Weiss, deceased  
 Mailing address 938 Richardson  
 City/state/zip Lewiston, ID 83501  
 Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Ryleigh S. Bacon  
Gavin A. Bacon  
 Mailing address 1357 Chestnut St  
Clarkston, WA 99403  
 City/state/zip \_\_\_\_\_  
 Phone (including area code) \_\_\_\_\_

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

Name Ryleigh S. Bacon Gavin A. Bacon  
 Mailing address \_\_\_\_\_  
 City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10640300300000000	<input type="checkbox"/>	198,200.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

**4 Street address of property** 1357 Chestnut Street, 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).

-The West 30 feet of Lot 2, and all of Lot 3 in Block 3 of Dr. Boston's Addition, according to the official plat thereof, filed in Book B of Plats at \_\_\_\_\_  
 Page 86 Official Records of Asotin County, Washington. Together with that portion of the vacated alley, lying adjacent to said Lots, as  
 vacated by Resolution #1259, recorded May 24, 2006, as Instrument No. 291435, which attaches by operation of law.

**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 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 Linda Rossiter  
 Name (print) Linda Rossiter, PR  
 Date & city of signing 5.2.23, Clarkston, WA

Signature of grantee or agent Ryleigh S. Bacon  
 Name (print) Ryleigh S. Bacon  
 Date & city of signing 5.2.23, Clarkston, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state or federal prison for 5 years or more, or by a fine of \$5,000 or more, or both.

To ask about the availability of this publication, or to order a copy, please call 360-705-6705. Teletype \_\_\_\_\_

REV 84 0001a (09/08/22)

THIS SPACE TREASURER'S USE ONLY

COUNTY TREASURER

DATE 05/05/2023 - RECEIPT No. 56044 - Alliance Title - Clarkston

660414

**STATE OF IDAHO**  
**CERTIFICATE OF VITAL RECORD**

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

State of Idaho  
**CERTIFICATE OF DEATH**  
DEC - 2 1993

State File No. **7069**  
Local File No. **2330**

DECEASED Name: <b>Robert G. [Redacted]</b> Date of Birth: <b>Nov 18, 1993</b> Sex: <b>Male</b> Race: <b>White</b> Marital Status: <b>Single</b> Occupation: <b>Student</b> Education: <b>High School</b> Religion: <b>None</b> Usual Residence: <b>1315 Charlotte, Boise, ID 83725</b> Present Residence: <b>1315 Charlotte, Boise, ID 83725</b> Date of Death: <b>Dec 28, 1993</b> Cause of Death: <b>Notified to add</b> Place of Death: <b>Boise, ID</b> Manner of Death: <b>Notified to add</b> Decedent's Signature: <b>[Redacted]</b> Date: <b>Nov 18, 1993</b> City: <b>Boise</b> State: <b>ID</b> County: <b>Ada</b> Registrar: <b>[Redacted]</b> Date: <b>Nov 18, 1993</b> City: <b>Boise</b> State: <b>ID</b> County: <b>Ada</b>	
MARRIAGE Name: <b>[Redacted]</b> Date: <b>[Redacted]</b> City: <b>[Redacted]</b> State: <b>[Redacted]</b> County: <b>[Redacted]</b>	
INFORMATION Name: <b>[Redacted]</b> Address: <b>[Redacted]</b> City: <b>[Redacted]</b> State: <b>[Redacted]</b> County: <b>[Redacted]</b>	
DEATH Name: <b>[Redacted]</b> Address: <b>[Redacted]</b> City: <b>[Redacted]</b> State: <b>[Redacted]</b> County: <b>[Redacted]</b>	
CAUSE OF DEATH Name: <b>[Redacted]</b> Address: <b>[Redacted]</b> City: <b>[Redacted]</b> State: <b>[Redacted]</b> County: <b>[Redacted]</b>	
GENERAL Name: <b>[Redacted]</b> Address: <b>[Redacted]</b> City: <b>[Redacted]</b> State: <b>[Redacted]</b> County: <b>[Redacted]</b>	
REGISTRAR Name: <b>[Redacted]</b> Address: <b>[Redacted]</b> City: <b>[Redacted]</b> State: <b>[Redacted]</b> County: <b>[Redacted]</b>	

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

DATE ISSUED: **APRIL 26, 2023**

JAMES B. AYDELOTTE  
STATE REGISTRAR

VITAL STATISTICS COPY  
42832

COMMUNITY PROPERTY AGREEMENT

159228

THIS AGREEMENT, made and entered into this 21<sup>st</sup> day of June, 1983, between ROBERT G. WEISS and MARY ANN WEISS, husband and wife, of Clarkston, Asotin County, Washington, pursuant to the provisions of Section 26.16.120, Revised Code of Washington providing for agreements between husband and wife for the fixing of the status and disposition of community property to take effect upon the death of either.

WITNESSETH:

That, in consideration of the love and affection that each of said parties has for the other, and in consideration of the mutual benefits to be derived by the parties hereto, it is hereby agreed, covenanted and promised as follows:

FIRST: That all property of whatsoever nature or description, whether real or personal, or mixed, and wheresoever situated, now owned or hereafter acquired by them or either of them, including any separate property, shall be considered and is hereby declared to be community property, and each hereby conveys and quitclaims to the other his or her interest in any separate property he or she may now own or hereafter acquire so as to convert the same to community property.

SECOND: That upon the death of either of the parties hereto, title to all community property as defined in the preceding Paragraph shall immediately vest in fee simple in the survivor of them.

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//////  
//////

JUN 27 1983  
J. J. [Signature]  
NOTARY CLERK, ASOTIN COUNTY, WASHINGTON

Community Property Agreement

CHARLES T. EDWARDS  
ATTORNEY AT LAW  
PO BOX 504 804 200  
120 S. CLATSOP STREET  
CLARKSTON, WASHINGTON  
PHONE (509) 738-8441

56044

1 IN WITNESS WHEREOF, the said ROBERT G. WEISS and  
2 MARY ANN WEISS have hereunto set their hands this 21<sup>st</sup>  
3 day of June, 1983.

4  
5 Robert G. Weiss  
6 Robert G. Weiss  
7 Mary Ann Weiss  
8 Mary Ann Weiss

9  
10 STATE OF WASHINGTON )  
11 County of Asotin ) ss.

12 On this day personally appeared before me ROBERT G.  
13 WEISS and MARY ANN WEISS to me known to be the individuals  
14 described in and who executed the within and foregoing  
15 instrument and acknowledged to me that they signed the same  
16 as their free and voluntary act and deed for the uses and  
17 purposes therein mentioned.

18 GIVEN under my hand and official seal this 21<sup>st</sup>  
19 day of June, 1983.

20  
21 Charles T. Sharp  
22 Notary Public in and for the State of  
23 Washington, residing at Clarkston.

24  
25  
26  
27  
28  
29  
30  
31  
32  
Community Property  
Agreement

CHARLES T. SHARP  
ATTORNEY AT LAW  
NOTY OFFICE, BOX 209  
800 RYANMORE STREET  
CLARKSTON, WASHINGTON  
PHONE (800) 758-0461

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FILED

2022 JUL 21 PM 4:39

MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON  
FOR ASOTIN COUNTY

Estate of

MARY ANNA WEISS,

Deceased.

CASE NO. 22-4-00072-02

LETTERS TESTAMENTARY  
(RCW 11.28.090)

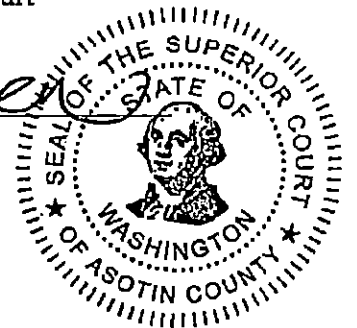
On July 21, 2022 the *Last Will and Testament* of the above-named Decedent was duly exhibited, proven, and filed in the foregoing Superior Court.

In the *Last Will and Testament*, Decedent named Linda Rossiter to act as her Personal Representative, who, by Order of this Court, is authorized to execute the *Last Will and Testament* according to law.

Witness my hand and the seal of this Court on July 21, 2022.

\_\_\_\_\_  
Clerk of the Superior Court

By: S. Berger  
Deputy Clerk



588

56044

STATE OF WASHINGTON )

County of Asotin ) : ss.

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 this Superior Court this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Clerk & Ex-officio  
Clerk of the Superior Court

By \_\_\_\_\_  
Deputy

56044