



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

Form with sections 1, 2, and 3. Section 1: Seller/Grantor: Name Mary Port, Estate of Stanley James Goucher, Mailing Address 2345 19th Street, City/State/Zip Clarkston, WA 99403. Section 2: Buyer/Grantee: Name James Demean, Mailing Address 2828 Frontage Road, City/State/Zip Lewiston ID 83501. Section 3: Send all property tax correspondence to: [X] Same as Buyer/Grantee. Name James Demean, Mailing Address 2828 Frontage Road, City/State/Zip Lewiston ID 83501. List all real and personal property tax parcel account numbers - check box if personal property: 10042202700020000 [ ]

Section 4: Street address of property: 1387 Poplar Street, Clarkston, WA 99403. This property is located in [ ] unincorporated Asotin County OR within [X] city of Clarkston. 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. The East 50 feet of the North 135 feet of Lot 27 in Block G G of Vinoland according to the official plat thereof, filed in Book B of Plats at Page(s) 61, records of Asotin County, Washington

Section 5: Select Land Use Code(s): 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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES [ ] NO [X]

Section 6: Is this property designated as forest land per chapter 84.53 RCW? YES [ ] NO [X]. Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES [ ] NO [X]. Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES [ ] NO [X]. 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 RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land [ ] does [X] does not qualify for continuance.

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale. (3) OWNER(S) SIGNATURE PRINT NAME

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

If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption

Type of Document: ~~Statutory Warranty Deed (SWD)~~ Bargain Sale Deed Date of Document: 09/14/22

Table with columns for item and amount. Gross Selling Price \$ 95,000.00. \*Personal Property (deduct) \$ 0.00. Exemption Claimed (deduct) \$ 0.00. Taxable Selling Price \$ 95,000.00. Excise Tax: State \$ 1,045.00, Local \$ 237.50. \*Delinquent Interest: State \$ 0.00, Local \$ 0.00. \*Delinquent Penalty \$ 0.00. Subtotal \$ 1,282.50. \*State Technology Fee \$ 5.00, 5.00. \*Affidavit Processing Fee \$ 0.00. Total Due \$ 1,287.50.

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

Section 8: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent: Mary Port Estate of Stanley James Goucher. Signature of Grantee or Grantee's Agent: James Demean. Name (print): Mary Port Estate of Stanley James Goucher, James Demean. Date & city of signing: 9/15/22 Clarkston, 9/15/22 Clarkston.

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EFT

CERTIFIED

FILED

2016 NOV 22 A 10:40  
MCKENZIE KELLEY  
COUNTY CLERK  
ASOTIN COUNTY, WA

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

SUPERIOR COURT OF WASHINGTON  
FOR THE COUNTY OF ASOTIN  
IN PROBATE

IN THE MATTER OF THE ESTATE  OF  STANLEY JAMES GOUCHER,  Deceased.	Case No. <u>16-4-00093-02</u>  LETTERS TESTAMENTARY (RCW 11.28.090)
--	--

WHEREAS, the Last Will of Stanley James Goucher was on November 21<sup>st</sup>, 2016, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears in and by such Will that Anthony James Goucher is appointed personal representative thereon; and whereas, Anthony James Goucher has duly qualified,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Anthony James Goucher to execute such Will according to law, and without intervention of the Court except as provided by law.

LETTERS TESTAMENTARY -1-

Paul D. Burris, WSDA# 46582  
Creasen, Moore, Dolken & Geldl, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55540



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

**SUPERIOR COURT OF WASHINGTON  
FOR THE COUNTY OF ASOTIN  
IN PROBATE**

<p>IN THE MATTER OF THE ESTATE</p> <p>OF</p> <p>STANLEY JAMES GOUCHER,</p> <p>Deceased.</p>	<p>Case No. 16-4-00093-02</p> <p><b>DECLARATION OF MAILING NOTICE OF APPOINTMENT AND PENDENCY OF PROBATE (RCW 11.16.082)</b></p>
---	--

Paul B. Burris declares:

On November 29, 2016, I caused to have deposited in the United States mail in Lewiston, Idaho, with first-class postage prepaid, a copy of the Notice of Appointment and Pendency of Probate, along with a copy of the Last Will and Testament of Stanley James Goucher, addressed to each of the heirs, legatees and devisees of the estate, so far as known to the personal representative, at the last known address of each:

**DECLARATION OF MAILING  
NOTICE OF APPOINTMENT AND  
PENDENCY OF PROBATE -1-**

Paul B. Burris, WSBAN #6582  
Crenson, Moore, Dokken & Gidd, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55540

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

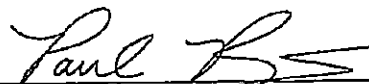
Justin Daniel Goucher  
1430 Bonair Road  
Vista, CA 92084

Anthony James Goucher  
2365 19<sup>th</sup> Street  
Clarkston, WA 99403

Katherine Carol Port  
1835 N. Milwaukee Ave. #402  
Chicago, IL 60647

I declare under penalty of perjury under the laws of the State of Washington  
that the foregoing is true and correct.

DATED this 29<sup>th</sup> day of November, 2016.



Paul B. Burris, WSBA#46582  
Creason, Moore, Dokken & Geidl, PLLC  
Attorneys for Personal Representative  
1219 Idaho Street, P. O. Drawer 835  
Lewiston, ID 83501  
(208) 743-1516; fax (208) 746-2231  
Email: [paulb@cmd-law.com](mailto:paulb@cmd-law.com)

DECLARATION OF MAILING  
NOTICE OF APPOINTMENT AND  
PENDENCY OF PROBATE -2-

Paul B. Burris, WSBA# 46582  
Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55540

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

FILED

2016 NOV 21 P 1:28

MCKENZIE KELLEY  
COUNTY CLERK  
ASOTIN COUNTY, WA

UNRECORDED COPY

SUPERIOR COURT OF WASHINGTON  
FOR THE COUNTY OF ASOTIN  
IN PROBATE

IN THE MATTER OF THE ESTATE

Case No. 16-4-00093-02

OF

DECLINATION TO ACT AS  
PERSONAL REPRESENTATIVE  
RCW 11.20.010, .120

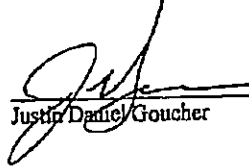
STANLEY JAMES GOUCHER,

Deceased.

I, the undersigned, named in the Will of decedent to act as personal representative hereby decline to act as personal representative.

I certify under penalty of perjury under the laws of the State of Idaho that the foregoing is true and correct.

DATED this 9 November, 2016, at Vista, California.

  
Justin Daniel Goucher

DECLINATION TO ACT AS PERSONAL REPRESENTATIVE -1-

Paul E. Burris, WSBAR 44382  
Crawson, Moore, Dolkins & Gidd, PLLC  
P.O. Drawer 815, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55540

FILED

UNFORMED COPY

2016 NOV 22 A 10:34

KENZIE KELLEY  
COUNTY CLERK  
ASOTIN COUNTY, WA

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

SUPERIOR COURT OF WASHINGTON  
FOR THE COUNTY OF ASOTIN  
IN PROBATE

<p>IN THE MATTER OF THE ESTATE</p> <p>OF</p> <p>STANLEY JAMES GOUCHER,</p> <p>Deceased.</p>	<p>Case No. 16-4-00093-02</p> <p>ORDER ADMITTING WILL TO PROBATE, ADJUDICATING ESTATE TO BE SOLVENT, APPOINTING PERSONAL REPRESENTATIVE, WAIVING BOND, ISSUING LETTERS TESTAMENTARY, AND GRANTING NONINTERVENTION POWERS (RCW 11.20.020)</p>
---	--

A petition praying that a certain document purporting to be the Last Will and Testament of decedent be admitted to probate, requesting a finding that the Estate is solvent, appointing personal representative, waiving bond, issuing letters testamentary, and granting nonintervention powers, having come before this Court and evidence having been received, the Court finds that:

ORDER ADMITTING WILL TO PROBATE, ADJUDICATING ESTATE TO BE SOLVENT, APPOINTING PERSONAL REPRESENTATIVE, WAIVING BOND, ISSUING LETTERS TESTAMENTARY, AND GRANTING NONINTERVENTION POWERS -1-

Paul B. Burris, WSB# 46582  
Crenson, Moore, Dolden & Geldi, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55540

1 Stanley James Goucher died testate on March 4, 2016, being at the time of his  
2 death a resident of Nez Perce County, Idaho, but owned property in Asotin County,  
3 Washington,

4 The document filed herein was duly executed by Stanley James Goucher on  
5 September 3, 2015, in the presence of two competent subscribing witnesses thereto; the  
6 witnesses attested to the document in the presence of the Testator at his request and his  
7 presence and in the presence of each other and the Testator was, at the time of  
8 executing the document, above the age of majority and of sound mind and not under  
9 duress, menace, fraud or undue influence or in any respect incompetent to execute the  
10 same. The document filed herein nominated Justin Daniel Goucher as personal  
11 representative, but he has declined to serve as personal representative. The decedent's  
12 Will nominated Anthony James Goucher as alternate personal representative.  
13 Will nominated Anthony James Goucher as alternate personal representative.  
14

15 NOW, THEREFORE, IT IS HEREBY ORDERED:

16 1. The document filed in this Court on November \_\_\_\_\_, 2016, is hereby  
17 admitted to probate as the Last Will and Testament of Stanley James Goucher,  
18 deceased.

19 2. Anthony James Goucher is hereby confirmed as personal representative  
20 of the Estate of Stanley James Goucher to act without bond or intervention of the Court,  
21 and Anthony James Goucher is directed to file his oath as required by law and Letters  
22 Testamentary shall be issued to him upon the filing of his Oath.  
23

24  
25 ORDER ADMITTING WILL TO PROBATE,  
26 ADJUDICATING ESTATE TO BE SOLVENT, APPOINTING  
PERSONAL REPRESENTATIVE, WAIVING BOND,  
ISSUING LETTERS TESTAMENTARY, AND GRANTING  
NONINTERVENTION POWERS -2-

Paul B. Harris, WSBA# 46582  
Creason, Moore, Dokken & Gidd, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55540



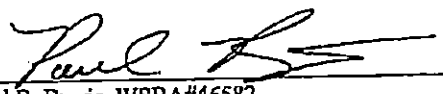
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

3. The Estate is fully solvent and the personal representative may proceed to manage and close this Estate in the manner provided by law without further Order of the Court, except as provided by law.

DONE IN OPEN COURT This 22<sup>nd</sup> day of November, 2016.

*15/* **SCOTT D. GALLINA**  
Superior Court Judge

PRESENTED BY:



Paul B. Burris, WSBA#46582  
Creason, Moore, Dakken & Geidl, PLLC  
Attorneys for Personal Representative  
1219 Idaho Street, P. O. Drawer 835  
Lewiston, ID 83501  
(208) 743-1516; fax (208) 746-2231  
Email: [paulb@cmd-law.com](mailto:paulb@cmd-law.com)

ORDER ADMITTING WILL TO PROBATE,  
ADJUDICATING ESTATE TO BE SOLVENT, APPOINTING  
PERSONAL REPRESENTATIVE, WAIVING BOND,  
ISSUING LETTERS TESTAMENTARY, AND GRANTING  
NONINTERVENTION POWERS -3-

Paul B. Burris, WSBA# 46582  
Creason, Moore, Dakken & Geidl, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55540

CONFORMED COPY

FILED

2016 NOV 22 A 10:35

KIMBERLIE KELLEY  
COUNTY CLERK  
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON  
FOR THE COUNTY OF ASOTIN  
IN PROBATE

<p>IN THE MATTER OF THE ESTATE</p> <p>OF</p> <p>STANLEY JAMES GOUCHER,</p> <p>Deceased.</p>	<p>Case No. <u>76-4-00093-02</u></p> <p>OATH OF PERSONAL REPRESENTATIVE (RCW 11.28.170)</p>
---	---

The undersigned, being first duly sworn on oath, deposes and says:

I am the person who has been confirmed as personal representative of the Last Will and Testament of Stanley James Goucher, deceased, by the above-entitled Court. I solemnly swear that I will perform, according to law, the duties of my trust as personal representative of the Last Will and Testament of Stanley James Goucher, deceased.

I am qualified under RCW 11.36.010 to serve as a Personal Representative as I am not a corporation, a minor, a person of unsound mind, or a person who has been convicted of any felony or of a misdemeanor involving moral turpitude.

So Help Me God.


OATH OF PERSONAL REPRESENTATIVE -1-

Paul B. Darris, WSB# 46582  
Cresson, Moore, Bokken & Gelfin, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55546

Signed at Lewiston, Idaho, this 10 day of November, 2016.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

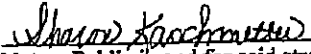
  
\_\_\_\_\_  
Anthony James Goucher, PR  
Estate of Stanley James Goucher

STATE OF IDAHO     )  
                                  : ss.  
County of Nez Perce    )

I certify that I know or have satisfactory evidence that Anthony James Goucher is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated This 10 day of November, 2016.



  
\_\_\_\_\_  
Notary Public in and for said state,  
Residing at or employed in Lewiston.  
My Commission expires: 3/19/22

OATH OF PERSONAL REPRESENTATIVE -2-

Paul D. Burris, WSBA# 46582  
Creason, Moore, Dokken & Geldl, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

55540