

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.

1 SELLER GRANTOR	Name <u>Estate of Margaret Ferguson</u>	2 BUYER GRANTEE	Name <u>Larry Ferguson</u>
	Mailing Address <u>1203 Sycamore Street</u>		Mailing Address <u>1203 Sycamore Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 9943</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	
Name <u>Larry Ferguson</u>		1-004-18-009-0003 <input type="checkbox"/>	
Mailing Address <u>1203 Sycamore Street</u>		<input type="checkbox"/>	
City/State/Zip <u>Clarkston, WA 99403</u>		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>106,400</u>	

4 Street address of property: 1203 Sycamore Street

This property is located in 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.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
A portion of Lot 9, Block "Y" of Vineland, Asotin County, Washington, more particularly described on the attached legal description.

5 Select Land Use Code(s):
11 - Household, single family units

enter any additional codes: _____
(See back of last page for instructions)

	YES	NO
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 does not qualify for continuance.

DEPUTY ASSESSOR _____ 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) 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

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) 458-61A-202(7)(c)
Reason for exemption Transfer of real property by inheritance in Asotin County Probate Cause No: 13-4-00106-6

Type of Document Personal Representative's Deed

Date of Document 1/7/15

Gross Selling Price \$	_____	0.00
*Personal Property (deduct) \$	_____	
Exemption Claimed (deduct) \$	_____	
Taxable Selling Price \$	_____	0.00
Excise Tax : State \$	_____	0.00
<u>0.0025</u> Local \$	_____	0.00
*Delinquent Interest: State \$	_____	
Local \$	_____	
*Delinquent Penalty \$	_____	
Subtotal \$	_____	0.00
*State Technology Fee \$	_____	5.00
*Affidavit Processing Fee \$	_____	5.00
Total Due \$	_____	10.00

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

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

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Larry Ferguson, Personal Representative</u>	Name (print) <u>Larry Ferguson</u>
Date & city of signing: <u>1/7/2015, Clarkston, WA</u>	Date & city of signing: <u>1/7/2015, Clarkston, WA</u>

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)).

ledgewood 5998
HS
PAID
JAN 08 2015
ASOTIN COUNTY
48081

CERTIFIED

FILED

2013 DEC 20 A 9:40

JENNIFER L. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of)
MARGARET R. FERGUSON)
Deceased.)
_____)

NO. **13 - 4 - 00106 - 6**
LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Asotin) ss.

WHEREAS, the Last Will and Testament of MARGARET R. FERGUSON, deceased, was, on December 20, 2013, duly exhibited, proven and recorded in our said Superior Court; and,

WHEREAS, it appears in and by said Will that LARRY D. FERGUSON was appointed personal representative therein, and

WHEREAS, said LARRY D. FERGUSON was duly qualified as such personal representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said LARRY D. FERGUSON to execute said Will according to law.

LETTERS TESTAMENTARY 1

Ledgerwood & Burns
922 Sixth Street
Clarkston WA 99403
(509) 758-1005

48081

