

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.48 RCW - CHAPTER 488-61A 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

SELLER GRANTOR	1 Name <u>Eugene W. Thiessen, Personal Representative of the Estate of Judith A. Thiessen</u>	BUYER GRANTEE	2 Name <u>Eugene W. Thiessen, an unmarried person</u>
	Mailing Address <u>13973 Asotin Creek Road</u>		Mailing Address <u>13973 Asotin Creek Road</u>
	City/State/Zip <u>Asotin, WA 99402</u>		City/State/Zip <u>Asotin, WA 99402</u>
	Phone No. (including area code) <u>(509) 243-4561</u>		Phone No. (including area code) <u>(509) 243-4561</u>
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 _____		List assessed value(s)	
Mailing Address _____		<u>Please see Exhibit A, attached.</u> <input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 13973 Asotin Creek Road

This property is located in Asotin 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 more space is needed, you may attach a separate sheet to each page of the affidavit)

Please see Exhibit B, attached.

5 Select Land Use Code(s):

83 - Agriculture classified under current use chapter 84.34 RCW

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)? YES NO

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO

Is this property receiving special valuation as historical property per chapter 84.36 RCW? 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 RCW 84.34.098). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

Sait D. Steel 2/17/15
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 84.36 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

Eugene W. Thiessen
PRINT NAME

Eugene W. Thiessen
Eugene W. Thiessen

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

Reason for exemption Inheritance

Type of Document Personal Representative's Deed

Date of Document 2-12-2015

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
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 Eugene Thiessen Signature of Grantee or Grantee's Agent Eugene W. Thiessen

Name (print) Eugene W. Thiessen, PR Name (print) Eugene W. Thiessen

Date & city of signing: 2-12-2015, Clankston Date & city of signing: 2-12-2015, Clankston

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(1)).

REV 84 0001a (02/03/15) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Cash 10.00 PAID 48153

ASOTIN COUNTY TREASURER

Exhibit A

Item 3. Tax Parcel Numbers and Tax Assessed Value:

Parcel Number	Land Value	Open Space Land
2-010-44-013-4700-0000	\$6,770.00	\$1,410.00
2-010-44-023-5500-0000	11,270.00	2,400.00
2-010-44-024-0000-0000	70,530.00	26,620.00
2-010-44-025-9000-0000	36,400.00	8,400.00
2-010-44-026-4400-0000	2,600.00	600.00
2-010-44-035-1100-0000	2,600.00	600.00
2-010-44-035-1300-0000	2,000.00	460.00
2-010-44-035-4800-0000	3,600.00	830.00
2-010-44-036-1800-0000	2,310.00	530.00
2-010-45-018-3300-0000	2,700.00	580.00
2-010-45-019-1300-0000	2,890.00	610.00
2-010-45-019-4400-0000	1,270.00	290.00
2-010-45-019-4600-0000	206,100.00	202,100.00
2-010-45-019-6000-0000	18,280.00	4,160.00
2-010-45-020-3300-0000	2,210.00	510.00
2-010-45-029-2600-0000	3,110.00	720.00
2-010-45-030-9000-0000	35,680.00	8,230.00

48153

Exhibit B

Township 10 North Range 44, East of the Willamette Meridian:

Section 13: S $\frac{1}{2}$ SE $\frac{1}{4}$; part of S $\frac{1}{2}$ SW $\frac{1}{4}$ described as follows: Beginning at the Southeast corner of the SW $\frac{1}{4}$ of Section 13; thence North following the East line of said quarter section 400 feet; thence in a Westerly direction 1120 feet to a point 500 feet North of the South line of said Section 13; thence in a Southwesterly direction 600 feet to a point on the South line of said Section 13, 1477 feet West of the place of beginning; thence East on the South line of Section 13, 1477 feet to the place of beginning.

Section 23: E $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 24: All of Section Twenty-Four (24).

Section 25: E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$; S $\frac{1}{2}$

Section 35: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 26: SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 35: All that part of Section 35, Township 10 North, Range 44, East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 35, thence Westerly along the North boundary line of the Southwest quarter of the Northeast quarter for a distance of 530 feet, more or less, to a point on the Easterly edge of the county road; thence Southwesterly along said county road for a distance of 510 feet, more or less; thence South 19°42' West for a distance of 303.2 feet; thence South 34°46' West for a distance of 285.35 feet; thence South 47°34' West for a distance of 619.26 feet; thence South 23°36' East for a distance of 180.46 feet; thence South 11°45' East for a distance of 188.31 feet; thence South 7°47' East for a distance of 219.94 feet; thence South 35°27 $\frac{1}{2}$ ' East for a distance of 165.24 feet to a point on the East boundary line of the Northeast Quarter of the Southwest quarter of said Section 35; thence continue South 35°27 $\frac{1}{2}$ ' East for a distance of 524.0 feet; thence South 37°02' East for a distance of 207.33 feet; thence South 28°55' East for a distance of 388.13 feet; thence South 55°51' East for a distance of 106.48 feet; thence South 73°58' East for a distance of 415.18 feet; thence North 87°10' East for a distance of 85.23 feet; thence North 1°21' West for a distance of 413.8 feet; thence North 62°41' East for a distance of 331.5 feet; thence North 15°21' East for a distance of 269.2 feet; thence North 72°10' East for a distance of 528.0 feet; thence North 22°30' West for a distance of 501.5 feet; thence North 66°15' East for a distance of 482.0 feet to a point on the North boundary line of the Southeast quarter of said Section 35, said point being 298.6 feet Westerly of the Northeast

corner of said Southeast quarter; thence North 89°56' West along said North boundary line for a distance of 1060.2 feet to the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 35; thence North along the East line thereof a distance of 1338.8 feet to the place of beginning.

Section 36: All that portion of the NE¼ of Section 36, Township 10 North, Range 44, East of Willamette Meridian, described as follows:

Commencing at the Northeast corner of the NE¼ of said Section 36; thence North 89°56' West along the North boundary line of said NE¼ for a distance of 2677.6 feet to the Northwest corner of said NE¼; thence South 0°04' West along the West boundary line of said NE¼ for a distance of 1529.1 feet; thence North 27°35' East for a distance of 1132.3 feet; thence South 64°53' East for a distance of 496.0 feet; thence North 42°47' East for a distance of 524.2 feet; thence South 85°41' East for a distance of 1353.2 feet to a point on the East boundary line of said NE¼; thence North 0°04' East along the East boundary line of said NE¼ for a distance of 450.0 feet to the point of beginning, situated in the County of Asotin, State of Washington.

Township 10 North, Range 45, East of the Willamette Meridian:

Section 18: Lot 4

Section 19: SW¼NE¼; SE¼NW¼; E½W¼; W½SE¼; and, Lots 1, 2, 3, and 4.

Section 29: The W½NW¼ of Section 29; part of the SE¼SE¼ of Section 19 and part of the W½SW¼ of Section 20, Township 10 North, Range 45 East of the Willamette Meridian described as follows:

Commencing at the Southeast corner of the SW¼SW¼ of Section 20, said Township and Range; thence North along the East line of said SW¼SW¼ of Section 20 to base of bluff on South bank of Asotin Creek; thence following meanders of base of said bluff in a Southwesterly direction to a point on the West line of the SE¼SE¼ of Section 19 a distance of 395 feet, more or less, from the Southwest corner of said SE¼SE¼ of Section 19; thence South to the Southwest corner of said SE¼SE¼ of Section 19; thence East one-half mile to the place of beginning, EXCEPTING THEREFROM the following:

Commencing at a point on the East line of the SW¼SW¼ of Section 20, Township 10 North, Range 45 East of the Willamette Meridian, 678 feet North of the Southeast corner of said 40 acres; thence South to the Southeast corner of the SW¼NW¼ of Section 29, Township 10 North, Range 45, East of the Willamette Meridian; thence West 80 rods to the Southwest corner of said 40 acres; thence Northeasterly to a point on the North line of said 40 acres, 267 feet West of the Northeast corner thereof; thence North 118 rods, more or less, to a pile of rock marking corner of the fence as it now exists; thence Northeasterly

to the place of beginning, and being in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 29, said Township and Range.

Section 30: All of Section 30, Township 10 North, Range 45, East of the Willamette Meridian, EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of Section 30, Township 10 North, Range 45 East of the Willamette Meridian; thence North a distance of 2640 feet along the East line of said Section 30 to the quarter corner; then West a distance of 185 feet, thence South 29°00' West a distance of 3020 feet to a point on the South line of said Section 30; thence East a distance of 1650 feet along the Section line to the place of beginning, being part of the SE $\frac{1}{4}$ of said Section 30. And also: Beginning at the South quarter corner of Section 30, Township 10 North, Range 45 East of the Willamette Meridian; thence North 88°00' West a distance of 1300 feet along the South line of said Section 30; thence North 2°00' West a distance of 120 feet; thence North 23°15' East a distance of 455 feet; thence North 40°50' East a distance of 560 feet; thence North 48°15' East a distance of 220 feet; thence South 71°55' East a distance of 685 feet; thence South 1°40' East a distance of 215 feet; thence South 50°00' East a distance of 1130 feet to a point on the South line of said Section 30; thence West a distance of 930 feet along the Section line to the place of beginning, being part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 10 North, Range 45 East of the Willamette Meridian.

SUBJECT TO: Right of way for secondary State Highway No. 3-R granted the State of Washington by Quitclaim Deed recorded July 2, 1940 in Book 46 of Deeds, Page 180, records of Asotin County, Washington.

SUBJECT TO: Right of way over SW $\frac{1}{4}$, NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of Section 1, and NE $\frac{1}{4}$ of Section 2, Township 9 North, Range 44, E.W.M. for the purpose of ingress and egress to the public highway from and to portion of Sections 35 and 36 in Township 10 North, Range 44, E.W.M., and portion of Section 2 in Township 9 North, Range 44, E.W.M. as reserved in perpetuity in Warranty Deed from John R. Walthew and Mariette E. Walthew, his wife, and David O. Forbes and Mary Ann Forbes, his wife, to James T. Parsons recorded October 16, 1917 in Book 33 of Deeds, Page 235, records of Asotin County, Washington.

SUBJECT TO: Any and all encumbrances of record AND NOT OF RECORD.

CERTIFIED

FILED

2015 FEB 11 P 3:20

JOSE J. LEGGART
CLERK
SUPERIOR COURT
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:)	No. 15 - 4 - 00009 - 1
)	
JUDITH A. THIESSEN,)	LETTERS TESTAMENTARY
)	WITH NONINTERVENTION
Deceased.)	POWERS

WHEREAS, the Last Will and Testament of Judith A. Thiessen, deceased, was on the 11th day of February, 2015, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Eugene W. Thiessen is the person nominated as Personal Representative in said Will;

WHEREAS, Eugene W. Thiessen has petitioned this court to be appointed Personal Representative thereof; and

WHEREAS, this court has entered an order granting nonintervention powers to the Personal Representative,

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Eugene W. Thiessen to execute the terms of the Will with nonintervention powers according to law.

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS 1

Law Office of
David A. Gittins
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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