

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>Sheila K. Boston, Deceased</u>	2 BUYER GRANTEE	Name <u>Mark D. Miles and Michelle L. Naylor, Joint Tenants</u>
	Mailing Address <u>2318 6th Avenue</u>		Mailing Address <u>2318 6th Avenue</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</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	List assessed value(s)
Name _____		<u>1-041-31-006-0004-0000</u> <input type="checkbox"/>	<u>243,000.00</u>
Mailing Address _____		_____ <input type="checkbox"/>	_____
City/State/Zip _____		_____ <input type="checkbox"/>	_____
Phone No. (including area code) _____		_____ <input type="checkbox"/>	_____

4 Street address of property: 2318 6th Avenue, Clarkston, WA

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)
The West 165 feet of the South 528 feet of Lot 6 of Block "I-33" of Clarkston Heights, according to plat recorded in Book B of Plats, page 99, Records of Asotin County, Washington, EXCEPT that portion lying within 6th Avenue adjacent thereto.

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"/>

	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(1)(7c)
 Reason for exemption Transfer of real property by inheritance. Asotin County Superior Ct Probate Case No. 14-4-00076-9,

Type of Document Personal Representatives Deed
 Date of Document 3/27/2015

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>Mark D Miles</u>	Signature of Grantee or Grantee's Agent <u>Mark D Miles</u>
Name (print) <u>Mark D. Miles, Personal Representative</u>	Name (print) <u>Mark D. Miles</u>
Date & city of signing: <u>3/27/2015, Clarkston, WA</u>	Date & city of signing: <u>3/27/2015, 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)).

CERTIFIED

FILED

2014 OCT 23 A 11: 28

WANDA J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of)
SHEILA K. BOSTON)
Deceased.)

NO. **14 - 4 - 00076 - 9**
LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Asotin) ss.

WHEREAS, the Last Will and Testament of SHEILA K. BOSTON, deceased, was, on October 23, 2014, duly exhibited, proven and recorded in our said Superior Court; and,

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

WHEREAS, said MARK D. MILES was duly qualified as such personal representative,

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

WITNESS, SCOTT D. GALLINA, Judge of our said Superior Court, and the seal of said Court hereto affixed this 23rd day of October, 2014.


Clerk of Superior Court

LETTERS TESTAMENTARY 1

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

48263

1 STATE OF WASHINGTON)
2) ss.
3 County of Asotin)

4 I, MARIE EGGART, County Clerk of the County of Asotin, State of Washington,
5 and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do
6 hereby certify that the within and foregoing is a full, true, and correct copy of the original
7 Letters Testamentary and of the whole thereof, as the same is now on file and of record in
8 the above-entitled cause in my office and custody. Said Letters have never been revoked and
9 are still in full force and effect.

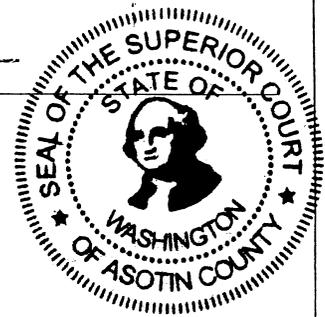
10 WITNESS my hand and seal of said court this 23rd day of October, 2014

11 **MARIE EGGART**

12 County Clerk & Ex-officio Clerk of the
13 Superior Court

14 By: 

15 Deputy



16
17
18
19
20
21
22
23
24
25
26
27
28
LETTERS TESTAMENTARY 2

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

48263