

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-11A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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>Ron Wessels and Terri Williams, Personal</u>	BUYER GRANTEE	2 Name <u>Terri Williams</u>
	<u>Representatives of the Estate of Jeanne Wessels</u>		
	Mailing Address <u>c/o 2405 19th Street</u>		Mailing Address <u>2405 19th Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(208) 791-6284</u>		Phone No. (including area code) <u>(208) 791-6284</u>

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

Name _____
Mailing Address _____
City/State/Zip _____
Phone No. (including area code) _____

List all real and personal property tax parcel account numbers - check box if personal property

1-041-26-010-0003	<input type="checkbox"/>	List assessed value(s) <u>33500</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property 2405 19th Street

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 the attached Exhibit A.

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 84.50, 84.57, or 84.58 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES NO

6

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 81.34 RCW? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 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 84.33.110 or RCW 84.34.105). 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

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 May 14, 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 <u>Ron Wessels</u>	Signature of Grantee or Grantee's Agent <u>Terri Williams</u>
Name (print) <u>Ron Wessels</u>	Name (print) <u>Terri Williams</u>
Date & city of signing: <u>5-23-15, CLACKSTON</u>	Date & city of signing: <u>05/14/15 Clarkston</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.04.020(1C)).

REV 84 0001a (04/28/15) THIS SPACE - JUROR ONLY COUNTY TREASURER

Don & Gillins CR #13937

PAID JUN 03 2015

ASOTIN COUNTY TREASURER

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Exhibit A

Commencing at the point of intersection of the centerlines of 4th Avenue and 19th Street; thence East along the centerline of said 4th Avenue a distance of 25.00 feet; thence South 25.00 feet to the point of beginning, said point being the intersection point of the South right-of-way line of said 4th Avenue and the East right-of-way line of said 19th Street; thence continue South 127.47 feet; thence East 118.64 feet; thence North 127.47 feet to a point on South right-of-way line of said Fourth Avenue; thence West 118.64 feet along said South right-of-way line to the Point of Beginning. All being part of Lot 10, Block H-1-1 of Clarkston Heights, Asotin County, Washington.

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CERTIFIED

FILED

2014 APR 14 1P 1:04

MARIE J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:)	No.	14 - 4 - 00032 - 7
)		
JEANNE WESSELS,)	LETTERS TESTAMENTARY	
)	WITH NONINTERVENTION	
Deceased.)	POWERS	

WHEREAS, the Last Will and Testament of Jeanne Wessels, deceased, was on the 14th day of April, 2014, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Ron Wessels and Terri Williams are the persons nominated as Co-Personal Representatives in said Will;

WHEREAS, Ron Wessels and Terri Williams have petitioned this court to be appointed Personal Representatives thereof; and

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

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Ron Wessels and Terri Williams 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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