

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER \_\_\_\_\_ - CHAPTER \_\_\_\_\_

**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>Lori B. Ruark, personal representative, Estate of Benita Bickford</u> <u>deceased</u>	BUYER GRANTEE	2 Name <u>Lori B. Ruark</u>
	Mailing Address <u>3210 Clemans Road</u>		Mailing Address <u>3210 Clemans Road</u>
	City/State/Zip <u>Clarkston, Washington 99403</u>		City/State/Zip <u>Clarkston, Washington 99403</u>
	Phone No. (including area code) <u>(509) 295-1963</u>		Phone No. (including area code) <u>(509) 295-1963</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 _____		1-042-00-024-0000-0000 <input type="checkbox"/>	
Mailing Address _____		_____ <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) <u>\$253,700.00</u>	

4 Street address of property: 3210 Clemans Road, Clarkston, Washington 99403

This property is located in Asotin

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)

Lot 24 of W.J. Clemans Addition to the Town of Asotin as recorded in Book B of Plats, Pages 71, 72, and 73, in Asotin County, Washington

5 Select Land Use Code(s):  
\_\_\_\_\_

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters \_\_\_\_\_ or \_\_\_\_\_ (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES  NO

6

Is this property designated as forest land per chapter \_\_\_\_\_? YES  NO

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

Is this property receiving special valuation as historical property per chapter \_\_\_\_\_? 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. ( \_\_\_\_\_ or \_\_\_\_\_ ). 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 \_\_\_\_\_, 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.  
None

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) 658-61A-201(1)  
Reason for exemption \_\_\_\_\_  
Devise of Property to Grantee/Devisee from Personal Representative of Estate

Type of Document Letters Testamentary  
Date of Document 12/6/13

Gross Selling Price \$	253,700.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	253,700.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0075</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 Lori B. Ruark, P.R. Signature of Grantee or Grantee's Agent Lori B. Ruark

Name (print) Lori B. Ruark, Personal Rep., Estate of Benita Bickford Name (print) Lori B. Ruark

Date & city of signing: May 20 2014, Lewiston, Idaho Date & city of signing: May 20 2014, Lewiston, Idaho

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 ( \_\_\_\_\_ ).

REV 84 0001a (2/24/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Alexis Rice & Anegon  
# 20272  
gch

PAID  
JUN 24 2014  
ASOTIN COUNTY  
TREASURER

47586

CERTIFIED

FILED

2013 DEC -6 A 11: 15

CLERK OF SUPERIOR COURT  
LEWISTON, IDAHO

**SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY**

IN THE MATTER OF THE ESTATE OF )  
BENITA E. BICKFORD, )  
Deceased. )

NO. 13 - A - 27800 - 7  
LETTERS TESTAMENTARY

STATE OF WASHINGTON )  
County of Asotin ) ss.  
)

WHEREAS, the Last Will and Testament of Benita E. Bickford, deceased, was on the 30<sup>th</sup> day of June, 2008, duly exhibited, proven, and recorded in our said Superior Court, and whereas it appears in and by said Will that LORI B. RUARK is appointed Personal Representative thereon, and whereas said LORI B. RUARK, a/k/a LORI B. McAULIFFE, has duly qualified;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said LORI B. RUARK, a/k/a/ LORI B. McAULIFFE, to execute said Will according to law.

WITNESS my hand and the seal of this Court this 6<sup>th</sup> day of December, 2013.

Clerk of the Superior Court  
By Maul Egg Clerk  
Deputy

STATE OF WASHINGTON )  
County of Asotin ) ss.  
)

I, Clerk of the above-entitled Superior Court, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above-entitled cause and were on the 6<sup>th</sup> day of December, 2013, duly entered of record. I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this 6<sup>th</sup> day of December, 2013.

Clerk of the Superior Court  
By Maul Egg Clerk  
Deputy

LETTERS TESTAMENTARY - 1

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AHERIN, RICE & ANEGON

1212 IDAHO STREET  
P. O. DRAWER 698  
LEWISTON, ID 83501  
TELEFAX (208) 746-3650