

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.

SELLER GRANTOR	1 Name <u>Leroy A. Druffel, Lynn A. Druffel, Lisa M. Adams, as co-Personal</u>	BUYER GRANTEE	2 Name <u>Carol I. Druffel</u>
	Representatives of the Estate of <u>Gerald J. Druffel</u>		
	Mailing Address <u>802 Bald Butte Road</u>		Mailing Address <u>1765 Osborn Drive</u>
	City/State/Zip <u>Colton, WA 99113</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 229-3238</u>		Phone No. (including area code) <u>(509) 243-1765</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

<u>200845027400000000</u>	<input type="checkbox"/>
_____	<input type="checkbox"/>
_____	<input type="checkbox"/>
_____	<input type="checkbox"/>

List assessed value(s)
7740

4 Street address of property: _____
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)
SEE ATTACHED EXHIBIT A

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
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<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?	<input checked="" type="checkbox"/>	<input 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.

Gail Dillard 11/14/14
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
Leroy A. Druffel
PRINT NAME
LEROY A DRUFFEL

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 _____
Transfer by devise _____

Type of Document co-Personal Representative Deed
Date of Document 10-24-14

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
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	\$ _____
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>Leroy A. Druffel</u>	Signature of Grantee or Grantee's Agent <u>Leroy A. Druffel</u>
Name (print) <u>Leroy A. Druffel, co-Personal Representative</u>	Name (print) <u>LEROY A DRUFFEL</u>
Date & city of signing: <u>10/29/14 Pullman</u>	Date & city of signing: <u>10/29/14 Pullman</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)).

EXHIBIT "A"

Decedent's interest in the following real property in Asotin County, Washington:

1. The Southeast Quarter of Section 27, Township 8 North, Range 45 E.W.M., records of Asotin County, Washington. (Kuther Farm)

SUBJECT TO right of way conveyed to Asotin County by Right of Way Deed dated April 17, 1959, records of Book 56 of Deeds, page 355, affecting property in Section 27 and Section 35, Township 8 North, Range 45, E.W.M.

SUBJECT TO easement, including the terms and conditions thereof, granted by Robert C. Sangster and Elaine Sangster, husband and wife, to Asotin Telephone Company, recorded August 18, 1980, under Instrument no. 148796, records of Asotin County, Washington.

SUBJECT TO an interest in an easement reserved by Dan J. Sangster and Elizabeth A. Sangster, husband and wife, under the terms of a Statutory Warranty Deed recorded December 21, 1992, under Auditor's File No. 199335, records of Asotin County, Washington.

Subject to all rights of way for public utilities and public roads as the same now exist over and across the herein described property.

EXHIBIT A - Asotin.Land

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CERTIFIED

FILED

2014 MAR -4 P 4:01

DANIEL J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

IN THE MATTER OF THE ESTATE OF)
GERALD J. DRUFFEL,) NO. 14 - 4 - 00017 - 3
)
Deceased.) LETTERS TESTAMENTARY
)

STATE OF WASHINGTON)
)ss.
County of Asotin)

WHEREAS, the Last Will and Testament of GERALD J. DRUFFEL, deceased, was, on March 4th, 2014, duly exhibited, proven, and recorded in our Superior Court; and, whereas, it appears in and by said Will that LEROY A. DRUFFEL, LYNN A. DRUFFEL, and LISA M. ADAMS were appointed co-Personal Representatives thereon, and whereas, said LEROY A. DRUFFEL, LYNN A. DRUFFEL, and LISA M. ADAMS duly qualified, as such.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said LEROY A. DRUFFEL, LYNN A. DRUFFEL, and LISA M. ADAMS to execute said Will according to law.

LETTERS TESTAMENTARY—Page 1 of 2

18/ZBVEPW\Druffel.Gerald\IP14.0213

IRWIN, MYKLEBUST, SAVAGE
& BROWN, P.S.
P.O. BOX 604
PULLMAN, WASHINGTON 99163-0604
509/332-3502, FAX 509/332-6565

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WITNESS my hand and the seal of said Court this 4th day of March
2014.

MARIE EGGART

CLERK OF SAID SUPERIOR COURT

By: McKenzie Kelley
DEPUTY

STATE OF WASHINGTON)
County of Asotin) ss. CERTIFICATE

I, Marie Eggart County Clerk
in and for the said County and State, do
hereby certify that the foregoing is a
true and correct copy of:

Letters Testamentary
as the same appear on file and of record
in my office and that said LETTERS are now
in full force and effect and have never
been revoked.

IN TESTIMONY WHEREOF, I have hereunto set
my hand and affixed my Seal this 4th
day of March, 2014

Marie Eggart Clerk,
By McKenzie Kelley Deputy

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