Department of Revenue Washington State

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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 Leroy A. Druffel, Lynn A. Druffel, Lisa M. Adams, as co-Personal Representatives of the Estate of Gerald J. Druffel

Mailing Address 802 Bald Butte Road

City/State/Zip Colton, WA 99113

Phone No. (including area code) (509) 229-3238

2 BUYER GRANTEE

Name Leroy A. Druffel and Carol I. Druffel, co-Trustees of the Gerald J. Druffel Testamentary Trust

Mailing Address 802 Bald Butte Road

City/State/Zip Colton, WA 99113

Phone No. (including area code) (509) 229-3238

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		List assessed value(s)
200845034780000000	☐	22960
	☐	
	☐	
	☐	

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)?	☐	☑

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	☐	☑
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	☑	☐
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	☐	☑

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.

[signature] 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

[signature]

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
0.0075 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** [signature]

Name (print) Leroy A. Druffel, co-Personal Representative

Date & city of signing: 10/24/14 PULLMAN

Signature of **Grantee or Grantee's Agent** [signature]

Name (print) Leroy A. Druffel, co-Trustee

Date & city of signing: 10/24/14 PULLMAN

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)).

REV 84 0001ae (2/28/13)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

From, Myklebust, Savage & Brown
48609 gh

NOV 14 2014
ASOTIN COUNTY TREASURER

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EXHIBIT "A"

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

1. The North Half and the North Half of the South Half of Section 34, all in Township 8 North, Range 45 East of the Willamette Meridian.

EXCEPTING therefrom:

1. Beginning at the northwest corner of said Section 34, Township 8 North, Range 45 East of the Willamette Meridian, run South along the west line of said section 479 feet to a point; thence deflect left 145°20' a distance of 569.6 feet to a point on the north line of said Section 34; thence deflect left 124°11' a distance 323.9 feet to the point of beginning.

2. The North 40 feet of Section 34, Township 8 North, Range 45 East of the Willamette Meridian, conveyed to Asotin County "for the purpose of a public road forever" by deed dated August 1, 1959, recorded in Book 56 of Deeds, Page 356.

3. Right of way conveyed to Asotin County for Brown Road, as described in Deed dated November 22, 1960, recorded November 22, 1960, as Document No. 76203 in Book 57 of Deeds, page 612.

CERTIFIED

FILED

2014 MAR -4 P 4:01

DANIEL A. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

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

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

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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