

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A 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>Jannette Riedinger, Personal Representative of the Estate of Chester Riedinger</u>	BUYER GRANTEE	2 Name <u>Jannette Riedinger</u>
	Mailing Address <u>3455 Clemans Road</u>		Mailing Address <u>3455 Clemans Road</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 295-8201</u>		Phone No. (including area code) <u>(509) 295-8201</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 _____		1-042-00-006-0001-0000 <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>\$266.800</u>	

4 Street address of property: 3455 Clemans Road
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 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Is this property designated as forest land per chapter 84.33 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/>	NO <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 _____

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 October 12, 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

6 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent <u>Jannette Riedinger</u>	Signature of Grantee or Grantee's Agent <u>Jannette Riedinger</u>
Name (print) <u>Jannette Riedinger, PR</u>	Name (print) <u>Jannette Riedinger</u>
Date & city of signing: <u>10-12-2015, Clarkston</u>	Date & city of signing: <u>10-12-2015, 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.20.020 (1C)).

REV 84 0001a (09/22/15) THIS SPACE - TREASURER'S ONLY COUNTY TREASURER

David Hittens
OK #14149 (Vca)

PAID
OCT 14 2015
ASOTIN COUNTY
TREASURER

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Exhibit A

That part of Lot 6 of W.J. Clemans Addition to the Town of Asotin, according to the recorded plat thereof, described as follows: Beginning at the Northwest corner of Lot 6, W.J. Clemans Addition, said point being on the centerline of the county road; thence Easterly 137.1 feet along the Northerly boundary line of said Lot 6; thence deflect right $88^{\circ}48'$ a distance of 86.7 feet; thence deflect right $88^{\circ}39'$ a distance of 146.4 feet to a point on the centerline of the county road; thence deflect right $97^{\circ}03'$ a distance of 93.5 feet along said centerline to the place of beginning. Including a perpetual easement over and across a strip of land 8 feet wide for a drain line from a septic tank located about 20 feet South of the house on said land, and running in a Southerly direction across said Lot to the center of the canyon on Lot 5 in said Addition, said drain line being as now located and established West of shed located partly on Lot 6 but mostly on Lot 5, said Addition.

Also:

From the Southwest corner of Lot 7 of W.J. Clemans Addition to Town of Asotin, said point being on the centerline of the county road; thence North $83^{\circ}28'$ East a distance of 59.61 feet along the South boundary line of said Lot 7 to the true place of beginning, said point being a point of curve; thence around a curve to the left with a radius of 125 feet for a distance of 82.76 feet; thence South $7^{\circ}44'$ East a distance of 26.41 feet to a point on the South boundary line of said Lot 7; thence South $83^{\circ}28'$ West a distance of 77.40 feet along said boundary line to the true place of beginning, all being a part of said Lot 7, according to the recorded plat thereof.

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CERTIFIED

FILED

2014 FEB 28 P 4: 59

CLERK OF SUPERIOR COURT
CLATSOP COUNTY

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:)	No. 13-4-00103-1
)	
CHESTER RIEDINGER,)	LETTERS TESTAMENTARY
)	WITH NONINTERVENTION
Deceased.)	POWERS

WHEREAS, the Last Will and Testament of Chester Riedinger, deceased, was on the 11th day of December, 2013, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Jannette Riedinger is the person nominated as Personal Representative in said Will;

WHEREAS, Jannette Riedinger has petitioned this court to be appointed Personal Representative thereof; and

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

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Jannette Riedinger 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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WITNESS, Thomas L. Ledgerwood,
Commissioner of our Superior Court, and the
seal of said Court hereto affixed this 28th day
of February, 2014.



Clerk of the Superior Court

STATE OF WASHINGTON)
 : ss.
County of Asotin)

I, Marie J. Eggart, County Clerk of the County of Asotin, State of Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true, and correct copy of the Letters Testamentary and of the whole thereof, as the same are now on file and of record in the above entitled cause in my office and custody. Said Letters have never been revoked and are still in Full Force and Effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court this 28th day of February, 2014.

MARIE EGGART

County Clerk & Ex-Officio Clerk of
the Superior Court

By 

Deputy

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