

**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.

1 SELLER GRANTOR	Name <b>Edward A. Wallace, Deceased</b>	2 BUYER GRANTEE	Name <b>Carol L. Wallace</b>
	Mailing Address <b>1217 Boston Street</b>		Mailing Address <b>1217 Boston Street</b>
	City/State/Zip <b>Clarkston, WA 99403</b>		City/State/Zip <b>Clarkston, WA 99403</b>
	Phone No. (including area code)		Phone No. (including area code)
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 _____		1-004-25-002-0013-0000 <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) <b>150,100</b>	

4 Street address of property: **1217 Boston Street, Clarkston, WA 99403**

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)  
**The South 75 feet of the North 267 feet of the West half of Lot 2 in Block "JJ" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 14 Official Records of Asotin County, Washington.**

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  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 84.34 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 84.33.140 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

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 of real property by inheritance in Asotin County Probate Cause No: 15-4-00104-6.**

Type of Document **Deed of Administratrix**  
 Date of Document **1/4/2016**

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<b>0.0025</b> 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 Carol L. Wallace  
 Name (print) Carol L. Wallace, Administratrix  
 Date & city of signing: Clarkston, WA 1/4/16

Signature of Grantee or Grantee's Agent Carol L. Wallace  
 Name (print) Carol L. Wallace  
 Date & city of signing: Clarkston, WA 1/4/16

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, or both imprisonment and fine (RCW 9A.20.020 (1C)).

Ledgerwood ck # 6523

PAID  
 JAN 08 2016

1  
2 **CERTIFIED**

**FILED**

3  
4 2015 DEC -2 P 3: 23

5 MARIE J. EGGART  
6 COUNTY CLERK  
7 ASOTIN COUNTY, WA

8 **SUPERIOR COURT OF WASHINGTON**  
9 **COUNTY OF ASOTIN**

10 In Re the Estate of  
11 EDWARD A. WALLACE,  
12 Deceased.

} NO. 15 - 4 - 00104 - 6  
} LETTERS OF ADMINISTRATION

13  
14 WHEREAS, heretofore CAROL L. WALLACE was duly appointed administratrix of  
15 the estate of EDWARD A. WALLACE, deceased, conditioned upon said CAROL L.  
16 WALLACE filing her oath herein.

17 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that said  
18 CAROL L. WALLACE has duly qualified as such administratrix and is authorized to  
19 administer upon said estate according to law.

20 WITNESS my hand and seal of this Court affixed this 2nd day of December  
21 2015.

22 **MARIE EGGART**

23 Clerk of said Superior Court

24  
25 *Traci Jarvis*  
26 Deputy

27 *Ledgerwood & Burns*  
28 922 Sixth Street  
Clarkston, WA 99403  
(509) 758-1005

LETTERS OF ADMINISTRATION - 1

49027

CERTIFICATE

STATE OF WASHINGTON )  
County of Asotin ) ss.

I, MARIE EGGART, Clerk of the Superior Court of said County and State do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above-entitled cause, and were on the 2nd day of December, 2015. 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 2nd day of December, 2015.

MARIE EGGART

Clerk of said Superior Court

*Nici Farris*  
Deputy



*Ledgerwood & Burns*  
922 Sixth Street  
Clarkston, WA 99403  
(509) 758-1005

AFTER RECORDING MAIL TO:

THOMAS L. LEDGERWOOD  
922 6TH STREET  
CLARKSTON, WA 99403

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Grantor: ESTATE OF EDWARD A. WALLACE  
Grantee: CAROL L. WALLACE  
Legal: The S 75' of the N 267' of the W 1/2 in Lot 2, Block "JJ" of Vineland in Asotin County, Washington.  
Parcel No: 1-004-25-002-0013-0000

DEED OF ADMINISTRATRIX

THE UNDERSIGNED GRANTOR, CAROL L. WALLACE, as duly appointed, qualified and acting Administratrix of the ESTATE OF EDWARD A. WALLACE, in probate cause No. 15-4-00104-6 in the Superior Court for Asotin County, Washington, as authorized by Order for Nonintervention Powers entered in the probate cause on December 2, 2015, to settle the ESTATE OF EDWARD A. WALLACE, without the intervention of any court, does convey and warrant to CAROL L. WALLACE, an unmarried person, the grantee, the following described real estate, situated in the County of Asotin, State of Washington:

The South 75 feet of the North 267 feet of the West half of Lot 2 in Block "JJ" of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 14 Official Records of Asotin County, Washington.

EXCEPT the West 25 feet and the East 10 feet thereof for road and/or alley purposes.

Parcel: 1-004-25-002-0013-0000

DATED this 4<sup>th</sup> day of January, 2016.

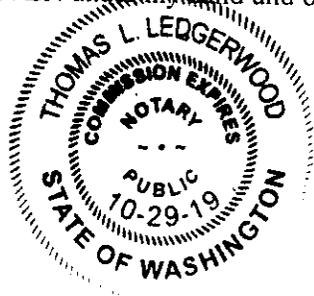
Carol L. Wallace  
CAROL L. WALLACE, Administratrix  
ESTATE OF EDWARD A. WALLACE, Deceased

49027

STATE OF WASHINGTON )  
 ) ss.  
County of Asotin )

ON THIS DAY personally appeared before me CAROL L. WALLACE to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4<sup>th</sup> day of January, 2016.



Thomas L. Ledgerwood  
Notary Public in and for the State of Washington residing  
at Clarkston. Expires: 10/29/19

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