Department of Revenue
Washington State

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

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: Estate of Chester T. Riedinger

Mailing Address: 3455 Clemans Road

City/State/Zip: Clarkston, WA 99403

Phone No. (including area code):

2 BUYER GRANTEE

Name: Jannette R. Riedinger

Mailing Address: 3455 Clemans Road

City/State/Zip: Clarkston, WA 99403

Phone No. (including area code): (509) 295-8201

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)
1-042-00-005-0001	☐	1000
1-042-00-007-0001	☐	30000
2-007-45-010-1300	☐	2600
2-007-45-010-3600	☐	5200

4 Street address of property:

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)

Described on the attached legal description and incorporated herein.

5 Select Land Use Code(s):

11 - Household, single family units

enter any additional codes:

(See back of last page for instructions)

	YES	NO
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)?	☐	☑

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	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 RCW?	☐	☑
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.

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(1)(8)(c)

Reason for exemption: Jannette R. Riedinger is the Personal Representative of the Estate of Chester T. Riedinger.

Type of Document: Personal Representative's Deed

Date of Document: 7/8/16

Gross Selling Price $	
*Personal Property (deduct) $	
Exemption Claimed (deduct) $	
Taxable Selling Price $	0.00
Excise Tax : State $	0.00
0.0025 Local $	0.00
*Delinquent Interest: State $	
Local $	
0200 *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**: Jannette R. Riedinger

Name (print): Jannette Riedinger

Date & city of signing: 7/8/16 Clarkston, WA

Signature of **Grantee or Grantee's Agent**: Jannette R. Riedinger

Name (print): Jannette Riedinger

Date & city of signing: 7/8/16 Clarkston, WA

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.20.021 (1)(C)).

REV 84 0001a (01/05/16)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

PAID

JUL 11 2016

ASOTIN COUNTY TREASURER

Ledgerwood & Burns Ck # 6778

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1. Beginning at the northwest corner of Lot 5 of W. J. Clemans Addition to Asotin, Asotin County. Washington. said point of being on the centerline of the county road; thence North 84°28' East a distance of 149.1 feet along the northerly boundary line of said Lot 5; thence South 30°26' East a distance of 126.7 feet; thence South 80°58' West a distance of 210.7 feet to a point on the centerline of the county road; thence North 2°02' West a distance of 128.0 feet along said centerline to the place of beginning, being parts of Lots 3 and 5 of said W. J. Clemans Addition.

2. 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°48' a distance of 86.7 feet; thence deflect right 88°39 a distance of 146.4 feet to a point on the centerline of the County road; thence deflect right 97°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 Southeasterly 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 W.J. CLEMANS ADDITION to Town of Asotin, said point being on the centerline of the county road; thence North 83°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°44' East a distance of 26.41 feet to a point on the South boundary line of said Lot 7; thence South 83°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.

3. The Southwest Quarter of the Northeast Quarter (SW¼ NE½) and the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) and all of the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) lying north of the State Highway No. 3, as now located, in Section 10, Township 7 North Range 45, E.W.M., Asotin County, Washington, less 2 acres lying South of the Highway.

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CERTIFIED

FILED

2014 FEB 20 P 4:40

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.

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.

Deputy
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 4th day of June, 2016.

MARIE EGGART
County Clerk & Ex-Officio Clerk of
the Superior Court

By Judy Wilson
Deputy

SEAL OF THE SUPERIOR COURT STATE OF WASHINGTON OF ASOTIN COUNTY

Law Office of
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