

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>Clarence Braman, Personal Representative of the Estate of Cletus J. Stark</u>	BUYER GRANTEE	2 Name <u>Cynthia M. Mills and Lindsay N. Mills, both unmarried persons as tenants-in-common</u>
	Mailing Address <u>2369 Basin Street SW</u>		Mailing Address <u>c/o 2451 17th Street</u>
	City/State/Zip <u>Ephrata, WA 98823</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 760-3973</u>		Phone No. (including area code)

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

1-041-25-006-0001-0000	<input type="checkbox"/>	List assessed value(s) <u>151700</u>
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property: 2451 17th Street, Clarkston

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 type="checkbox"/>	NO <input checked="" type="checkbox"/>
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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?	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
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(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 August 1, 2016

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

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

Signature of Grantor or Grantor's Agent <u>Clarence Braman</u>	Signature of Grantee or Grantee's Agent <u>Cynthia M. Mills</u>
Name (print) <u>Clarence Braman</u>	Name (print) <u>Cynthia M. Mills</u>
Date & city of signing: <u>Aug-1-16 Ephrata WA</u>	Date & city of signing: <u>8/10/16 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 (01/04/16) THIS SPACE - TREASURER'S USE ONLY TAXPAYER

David Gettinger
ck #14614

ASOTIN COUNTY
TREASURER

49564

Exhibit A

Parcel A: That part of Lot 6 of Block "H-1" of Clarkston Heights, Asotin County, Washington, described as follows:

Beginning at the monument at the Northwest corner of Lot 5 of Block "H-1" of Clarkston Heights, which monument is located at the intersection of the centerlines of County Road (17th Street) and Hillcrest Way; thence South 00°34'00" West along the centerline of the County Road a distance of 325.00 feet to a point common to the Westerly projection of the boundaries of Tax Parcels No. 10412500600030000 and 10412500700030000; thence North 88°35'00" East, following said projection 25.02 feet to said parcels' common corner on the East right-of-way of the County Road; thence South 00°34'00" West, following the East right-of-way of 17th Street 60.00 feet to the true point of beginning; thence continuing South 00°34'00" West, 125.87 feet to the Southwest corner of Tax Parcel No. 10412500600010000, said corner being 90.00 feet North of the South boundary of Lot 6, Block "H-1", Clarkston Heights; thence South 89°26'00" East, following the South boundary and its projection of said parcel 140.00 feet; thence North 00°34'00" East, parallel to the East boundary of said parcel, 130.74 feet; thence South 88°35'00" West parallel to the South boundary of Tax Parcel No. 10412500600030000 140.08 feet to the true point of beginning, containing 0.412 acres more or less.

Subject to all easements reservations and restrictions of record.

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CERTIFIED

FILED

2014 APR -3 A 11: 23

MARIE J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:)	No.
)	<u>14</u> - 4 - 00025 - 2
CLETUS J. STARK,)	LETTERS TESTAMENTARY
)	WITH NONINTERVENTION
Deceased.)	POWERS

WHEREAS, the Last Will and Testament of Cletus J. Stark, deceased, was on the 3rd day of April, 2014, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Clarence Braman is the person nominated as Personal Representative in said Will;

WHEREAS, Clarence Braman 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 Clarence Braman 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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