

**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.

<p><b>1</b> <b>SELLER GRANTOR</b></p> <p>Name <u>John Houser Larson, PR</u></p> <p>Estate of <u>Robert Houser Larson</u></p> <p>Mailing Address <u>P. O. Box 417</u></p> <p>City/State/Zip <u>Asotin, WA 99403</u></p> <p>Phone No. (including area code) _____</p>	<p><b>2</b> <b>BUYER GRANTEE</b></p> <p>Name <u>Sally A. Larson, Trustee of the</u></p> <p><u>Sally Larson Revocable Trust</u></p> <p>Mailing Address <u>1845 Cherry Street</u></p> <p>City/State/Zip <u>Clarkston, WA 99403</u></p> <p>Phone No. (including area code) _____</p>												
<p><b>3</b> Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee</p> <p>Name _____</p> <p>Mailing Address _____</p> <p>City/State/Zip _____</p> <p>Phone No. (including area code) _____</p>	<p>List all real and personal property tax parcel account numbers – check box if personal property</p> <table style="width: 100%;"> <tr> <td style="width: 70%;">1-733-00-001-0000</td> <td style="width: 5%; text-align: center;"><input type="checkbox"/></td> <td style="width: 25%;">\$60,000.00</td> </tr> <tr> <td>1-733-00-002-0000</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>\$60,000.00</td> </tr> <tr> <td>1-733-00-003-0000</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>\$60,000.00</td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>_____</td> </tr> </table>	1-733-00-001-0000	<input type="checkbox"/>	\$60,000.00	1-733-00-002-0000	<input type="checkbox"/>	\$60,000.00	1-733-00-003-0000	<input type="checkbox"/>	\$60,000.00	_____	<input type="checkbox"/>	_____
1-733-00-001-0000	<input type="checkbox"/>	\$60,000.00											
1-733-00-002-0000	<input type="checkbox"/>	\$60,000.00											
1-733-00-003-0000	<input type="checkbox"/>	\$60,000.00											
_____	<input type="checkbox"/>	_____											

**4** Street address of property: N/A

This property is located in Clarkston

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)

Lots 1, 2 and 3 of McNaughton Ridge Addition, according to the official plat thereof, recorded December 20, 2010, as Instrument No. 322362, Official Records of Asotin County, Washington.

**5** Select Land Use Code(s):

99 - Other undeveloped land

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**

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.

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-202(1)

Reason for exemption inheritance

Type of Document Personal Representative's Deed

Date of Document 8/31/16

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	0.00
Excise Tax - State \$	0.00
<span style="border: 1px solid black; padding: 2px;">0.0025</span> 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.

<p>Signature of Grantor or Grantor's Agent <u>[Signature]</u></p> <p>Name (print) <u>John Houser Larson, PR</u></p> <p>Date &amp; city of signing: <u>8/31/16 Clarkston</u></p>	<p>Signature of Grantee or Grantee's Agent <u>[Signature]</u></p> <p>Name (print) <u>Sally A. Larson, Trustee</u></p> <p>Date &amp; city of signing: <u>8/31/16 Clarkston</u></p>
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**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 both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (01/04/16) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

*Reason, Moore, Dobben, Beid*  
*CR# 11357 (V)*

**PAID**  
**SEP 08 2016**  
**ASOTIN COUNTY**  
**TREASURER**

**49633**

**AFTER RECORDING, RETURN TO:**

Christopher J. Moore  
Creason, Moore, Dokken & Geidl, PLLC  
P. O. Drawer 835  
Lewiston ID 83501

**LETTERS TESTAMENTARY**

***Reference Numbers of Related Documents:***

***Grantor:*** Larson, John Houser  
Personal Representative  
Estate of Robert Houser Larson

***Grantee:*** Public

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**CERTIFIED**

FILED  
OFFICE OF COUNTY CLERK  
ASOTIN COUNTY, WA

AUG - 8 2016

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CLERK/DEPUTY

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**SUPERIOR COURT OF WASHINGTON  
FOR THE COUNTY OF ASOTIN  
IN PROBATE**

<p>IN THE MATTER OF THE ESTATE</p> <p>OF</p> <p>ROBERT HOUSER LARSON,</p> <p>Deceased.</p>	<p>Case No. 97-4 00044 3</p> <p><b>RE-ISSUED LETTERS TESTAMENTARY</b> (RCW 11.28.090)</p>
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WHEREAS, the Last Will of Robert Houser Larson, was on August 20, 1997, duly exhibited, proven, and recorded in our Superior Court; and

WHEREAS, on January 5, 1998, John Houser Larson was appointed as successor Personal Representative; and

WHEREAS, it appears John Houser Larson has duly qualified, and

WHEREAS, on August 8, 2016, the above-entitled estate was reopened and John Houser Larson was reappointed as personal representative,

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,** that we do hereby authorize John Houser Larson to execute such Will according to law, and without intervention of the Court except as provided by law.

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WITNESS my hand and seal of this Court this 8<sup>th</sup> day of August, 2016.

SUPERIOR COURT CLERK

By *Luci Jarvis*  
Deputy



STATE OF WASHINGTON )  
: ss.  
County of Asotin )

I, McKenzie Kelley, County Clerk of the County of Asotin, State of Washington, an 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 this Court Superior Court this 8<sup>th</sup> day of August, 2016.

County Clerk & Ex-officio  
Clerk of the Superior Court

By *Luci Jarvis, Deputy*



RE-ISSUED LETTERS TESTAMENTARY -2-

Christopher J. Moore, WSBA# 19580  
Creason, Moore, Dokken & Geidl, PLLC  
P.O. Drawer 835, Lewiston, ID 83501  
(208) 743-1516; Fax: (208) 746-2231

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