

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.

SELLER GRANTOR	1 Name <u>Estate of Jack Walter Harris</u>	BUYER GRANTEE	2 Name <u>Julie R. Harris</u>
	Mailing Address <u>2378 Rolling Hills Drive</u>		Mailing Address <u>2378 Rolling Hills Drive</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code)		Phone No. (including area code) <u>(509) 552-9167</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 _____		1-041-03-009-0004-0000 <input type="checkbox"/> <u>10000</u>	
Mailing Address _____		1-176-03-001-0000-0000 <input type="checkbox"/> <u>207800</u>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 2378 Rolling Hills Drive, 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)
See 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)

	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<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 _____

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 Transfer of real property by inheritance in Asotin County probate cause no. 16-4-00078-1

Type of Document Personal Representative's Deed
 Date of Document 10/13/16

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	_____ 0.00
Excise Tax : State \$	_____ 0.00
<u>0.0025</u> 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.

Signature of Grantor or Grantor's Agent <u>Julie R. Harris</u>	Signature of Grantee or Grantee's Agent <u>Julie R. Harris</u>
Name (print) <u>Julie R. Harris, Personal Representative</u>	Name (print) <u>Julie R. Harris</u>
Date & city of signing: <u>10/13/16 Clarkston, WA</u>	Date & city of signing: <u>10/13/16 Clarkston, WA</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.02.01(1)(c)).

REV 84 0001a (01/05/16)
 Hedgewood Burns
 CR #6906

THIS SPACE - PAID REASURER'S USE ONLY

COUNTY TREASURER

OCT 18 2016

ASOTIN COUNTY
 TREASURER

49746

EXHIBIT "A"

Parcel One:

That part of Lots 7 and 9 of Block "C-2" of Clarkston Heights according to the recorded plat thereof more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block 3, Rolling Hills Addition; thence North 85°07' West along the North line of Lot 1, Block 3 and Lot 16, Block 4, Rolling Hills addition a distance of 177.97 feet to the Southeast corner of Lot 14 of Block 4 of Rolling Hills Addition; thence North 34°08' East along the East line of a said Block 4 a distance of 142.9 feet; thence South 84°49' East a distance of 108.15 feet; thence South 4°53' West a distance of 124.14 feet to the place of beginning.

AND

The Easterly 10 feet of Lot 14 of Block 4 Rolling Hills Addition, parallel to the Easterly boundary line of said Lot 14.

Parcel No.: 1-041-03-009-0004-0000

Parcel Two:

Lot 1, Block 3 of Rolling Hills Addition, according to the plat recorded in Book D of Plats, page 62 Asotin County, Washington.

AND

That part of Lot 16 of Block 4 of Rolling Hills Addition according to Plat recorded in Book D of Plats, page 43, in Asotin County, Washington, more particularly described as follows:

Beginning at the Southeast corner of said Lot 16, said point being on the North right of way line of Rolling Hills Drive; thence North 13°23' East a distance of 126.39 feet to a point on the North line of said Lot 16; thence South 85°07' East along said North line a distance of 15.33 feet to the Northeast corner of said Lot 16; thence South 20°06' West along the East line of said Lot 16 a distance of 129.55 feet to the place of beginning.

AND

That part of Lot 2 of Block 3 of Rolling Hills Addition according to Plat recorded in Book D of Plats, Page 62 in Asotin County, Washington, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 thence S 85°07' E along the North boundary of Lot 2 for a distance of 5 feet; thence S 4°53' W 50 feet; thence N 85°07' W 5 feet to the West boundary line of said Lot 2 thence N 4°53' E along said West line for a distance of 50 feet to the Point of Beginning.

Parcel No.: 1-176-03-001-0000-0000

49746

CERTIFIED

FILED

2016 OCT -3 P 3:06

KENZIE KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of)
JACK WALTER HARRIS,)
Deceased.)

NO. **16-4-00078-1**
LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Asotin) ss.

WHEREAS, the Last Will and Testament of JACK W. HARRIS, deceased, was, on October 3rd, 2016, duly exhibited, proven and recorded in our said Superior Court; and,

WHEREAS, it appears in and by said Will that JULIE R. HARRIS was appointed personal representative therein, and

WHEREAS, said JULIE R. HARRIS was duly qualified as such personal representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said JULIE R. HARRIS to execute said Will according to law.

SCOTT D. GALLINA

WITNESS, _____, Judge of our said Superior Court, and the seal of said Court hereto affixed this 3rd day of October, 2016.

LETTERS TESTAMENTARY 1

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

49746

1
2 Carrie Churn
3 Clerk of Superior Court

4 STATE OF WASHINGTON)
5) ss.
6 County of Asotin)
7 **MCKENZIE KELLEY**

8 I, _____, County Clerk of the County of Asotin, State of
9 Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin
10 County, do hereby certify that the within and foregoing is a full, true, and correct copy of the
11 original Letters Testamentary and of the whole thereof, as the same is now on file and of
12 record in the above-entitled cause in my office and custody. Said Letters have never been
13 revoked and are still in full force and effect.

14 WITNESS my hand and seal of said court this 3rd day of October, 2016

15 **MCKENZIE KELLEY**

16 _____
17 County Clerk & Ex-officio Clerk of the
18 Superior Court

19 By: Carrie Churn
20 Deputy



21
22
23
24
25
26
27
28 LETTERS TESTAMENTARY 2

49746
Ledgerwood & Burns
922 Sixth Street
Clarkston, WA 99403
(509) 758-1005