

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>Cathy Sue Bosshardt, Personal Representative</u>	BUYER GRANTEE	2. Name <u>James Nasura</u>
	<u>Estate of Wilma Boatright</u>		
	Mailing Address <u>TBD 1109 Birch ave</u>		Mailing Address <u>1955 2nd Ave.</u>
	City/State/Zip <u>Lewiston, ID 83501</u>		City/State/Zip <u>Clarkston WA 99403</u>
	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	List assessed value(s)
Name <u>James Nasura</u>	<u>10411500300010000</u> <input type="checkbox"/>	<u>185,700.00</u>
Mailing Address <u>1955 2nd Ave.</u>	<input type="checkbox"/>	
City/State/Zip <u>Clarkston WA 99403</u>	<input type="checkbox"/>	
Phone No. (including area code)	<input type="checkbox"/>	

4. Street address of property: 1955 2nd Ave. - Clarkston, WA 99403

This property is located in  unincorporated Asotin County OR within  city of Unincorp

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.

See attached legal description.

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"/>

	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) \_\_\_\_\_

Reason for exemption \_\_\_\_\_

Type of Document Statutory Warranty Deed (SWD)

Date of Document 06/29/18

Gross Selling Price	\$	<u>217,500.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>217,500.00</u>
Excise Tax : State	\$	<u>2,784.00</u>
Local	\$	<u>543.75</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>3,327.75</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>3,332.75</u>

0200

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>Cathy Sue Bosshardt PR</u>	Signature of Grantee or Grantee's Agent <u>James Nasura</u>
Name (print) <u>Cathy Sue Bosshardt, Personal Representative</u>	Name (print) <u>James Nasura</u>
Date & city of signing: <u>7/3/2018-Clarkston, WA</u>	Date & city of signing: <u>7/3/2018-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.20.020 (1C)).

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

ATEC cell #24084 P

PAID

JUL 03 2018

51370

ASOTIN COUNTY  
TREASURER

EXHIBIT "A"

395502

That part of Lots 2 and 3 of Block F-1-1 of Clarkston Heights, according to plat recorded in Book B of plats, page 107, in Asotin County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 2 of Block F-1-1 of Clarkston Heights, said point being on the centerline of the County road; thence West a distance of 101 feet; thence South a distance of 164.84 feet; thence West a distance of 47.15 feet; thence South  $19^{\circ}41'$  West a distance of 100 feet; thence East a distance of 181.83 feet; thence North a distance of 259 feet to the place of beginning.

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2016 JAN 29 P 2:44

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF ASOTIN

CONNIE EGGART  
COUNTY CLERK  
ASOTIN COUNTY, WA

In the matter of the Estate of:  
WILMA BOATRUGHT,  
Deceased.

Case No: 16 - 4 - 00009 - 9

OATH OF  
PERSONAL REPRESENTATIVE

STATE OF IDAHO }  
County of Nez Perce } ss.

The undersigned, being first duly sworn, on oath deposes and says:  
I am the person who has petitioned to be appointed personal representative of this estate, and I solemnly swear that upon my appointment, the duties of my trust as personal representative will be performed according to law.

4  
MF

*Cathy Sue Bosshardt*  
Cathy Sue Bosshardt

SUBSCRIBED AND SWORN to before me on January 26, 2016, by Cathy Sue Bosshardt.

DEBORAH D. GRANT  
NOTARY PUBLIC  
STATE OF IDAHO

*Deborah D. Grant*  
Notary Public, State of Idaho  
Residing in Juliaetta ID  
My commission expires: 3-26-2019

OATH OF PERSONAL  
REPRESENTATIVE

Clements, Brown & McNichols, P.A.  
321 13<sup>th</sup> Street · P. O. Box 1510  
Lewiston, ID 83501  
(208) 743-6538 / Fax (208) 746-0753

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**FILED**

2016 FEB -2 P 12: 25

MARIE J. EGGART  
COUNTY CLERK  
ASOTIN COUNTY, WA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF ASOTIN

In the matter of the Estate of:  
  
WILMA BOATRIGHT,  
  
Deceased.

Case No: 16 - 4 - 00009 - 9

ORDER ADMITTING WILL  
TO PROBATE

THE COURT, having considered the Petition for Probate of Will and Order of Solvency, presented by Petitioner Cathy Sue Bosshardt,

**FINDS:**

1. Decedent died testate on December 19, 2015, a resident of Asotin County, Washington, and left property in this state subject to probate.
2. Decedent signed her Will on November 11, 2011, while adult and competent and according to the other requirements of Washington law. The decedent's Will was executed in Lewiston, Idaho, in conformity with the laws of the State of Washington, the state in which the decedent resided at the time the Will was executed.

**AND ORDERS:**

- A. Decedent's Will, dated November 11, 2011, is the last Will of Decedent and is admitted to probate.
- B. Petitioner Cathy Sue Bosshardt is appointed as Personal Representative of Decedent's estate, to serve without bond and with nonintervention powers.

ORDER ADMITTING WILL  
TO PROBATE

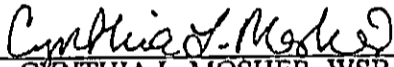
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C. Letters Testamentary shall be issued to Petitioner, who shall serve without bond, upon the filing of her sworn Oath of Personal Representative.

Dated this 2<sup>nd</sup> day of Feb 2016.

  
~~JUDGE / COURT COMMISSIONER~~

Presented by:  
CLEMENTS, BROWN & McNICHOLS, P.A.

By:   
CYNTHIA L. MOSHER, WSB-42670  
Attorneys for Personal Representative

ORDER ADMITTING WILL  
TO PROBATE

CERTIFIED

FILED

2016 FEB -2 P 12:29

ADIE J. EGGART  
CLERK  
COUNTY OF ASOTIN, WA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF ASOTIN

16 - 4 - 00009 - 9

Case No:

In the matter of the Estate of:  
WILMA BOATRIGT,  
Deceased.

LETTERS TESTAMENTARY

STATE OF WASHINGTON )  
County of ASOTIN ) ss.

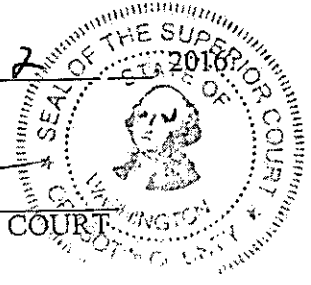
WHEREAS, the Last Will and Testament of WILMA BOATRIGT, deceased, was, on Feb 2, 2016, duly exhibited, proven, and recorded in our said Superior Court; and, whereas, it appears in and by said Will that Cathy Sue Bosshardt is the person nominated as personal representative and executor in said Will, and, whereas, Cathy Sue Bosshardt has petitioned this court to be appointed personal representative thereof and has duly qualified, and 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 Cathy Sue Bosshardt to execute the terms of the Will with nonintervention powers according to law.

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WITNESS my hand and the seal of said Court on Feb 2

*Marie Eggart*  
CLERK OF THE SUPERIOR COURT  
ASOTIN COUNTY



STATE OF WASHINGTON )  
County of ASOTIN ) ss.

I, MARIE EGGART, County Clerk in and for the said County and State, do hereby certify that the foregoing is a true and correct copy of the original LETTERS TESTAMENTARY as the same appear on file and of record in my office and that said LETTERS TESTAMENTARY are now in full force and effect and have never been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 2nd day of Feb, 2016.

*Marie Eggart*  
Clerk of Said Superior Court

