

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)
sold.

Check box if partial sale, indicate %

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Donald C. O'Malley, Jr. Personal Representative of the Estate of Marilyn C. O'Malley</u>	BUYER GRANTEE	2 Name <u>Donald C. O'Malley, Jr.</u>
	Mailing Address <u>2153 23rd Street</u>		Mailing Address <u>2153 23rd Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 758-2719</u>		Phone No. (including area code) <u>(509) 758-2719</u>
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 _____		1-041-10-004-0004-0000 <input type="checkbox"/>	
Mailing Address _____		1-041-10-005-0001-0000 <input type="checkbox"/>	
City/State/Zip _____		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s)	
		_____ <u>45500</u>	
		_____ <u>412300</u>	

Street address of property: 2153 23rd Street

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)

See EXHIBIT A, attached.

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 NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

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 (G)(F)

Reason for exemption
Transfer of property under non-intervention Will in Probate, Asotin County Superior Court Cause No. 18-4-00028-02

Type of Document Deed of Personal Representative

Date of Document 6/28/18

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 \$ _____

0.200 *Delinquent Penalty \$ _____

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 Donald C. O'Malley, Jr.
Name (print) Donald C. O'Malley, Jr., Personal Rep.
Date & city of signing: 6/28/18 Clarkston, WA

Signature of Grantee or Grantee's Agent Donald C. O'Malley, Jr.
Name (print) Donald C. O'Malley, Jr.
Date & city of signing: 6/28/18 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.20.020 (1C)).

Irving Ayklebeast, Savage & Brown
CL# 52257

W. A. H. [Signature]
JUL 16 2018
ASOTIN COUNTY TREASURER

51397
[Signature]

EXHIBIT A

That part of Lots 3 and 4 of Block E-3 of Clarkston Heights, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Lot 3, said point being at the intersection of centerlines of Johnson Road and 23rd Street; thence South $19^{\circ}38'30''$ West, along the centerline of 23rd Street a distance of 82.50 feet to the true place of beginning; thence continue South $19^{\circ}38'30''$ West, 237.72 feet; thence North $89^{\circ}57'30''$ East, 234.74 feet; thence North $0^{\circ}02'30''$ West, 220.91 feet to a point on the South right-of-way line of realigned Johnson Road; thence North $75^{\circ}56'24''$ West along said right-of-way line 88.19 feet (record is 88.27 feet); thence South $65^{\circ}14'57''$ West, along said right-of-way line 11.61 feet; thence South $21^{\circ}17'$ West, along said right-of-way line 18.36 feet; thence South $79^{\circ}54'39''$ West, along said right-of-way line 28.82 feet to a point on the East right-of-way line of 23rd Street; thence North $70^{\circ}21'30''$ West, 25.00 feet to the true place of beginning

ALSO INCLUDING Lot 5 of Block "E-3" of Clarkston Heights according to Plat recorded in Book B of Plats, Page 109, in Asotin County, Washington, and that part of Lots 3 and 4 of said Block E-3 more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block E-3 of Clarkston Heights, said point being on the intersection of the centerlines of county road; thence southerly along the westerly boundary line of Lots 3 and 4 to the Southwest corner of said Lot 4; thence deflect left $109^{\circ}41'$ a distance of 620.00 feet along the southerly boundary line of Lot 4 to the Southeast corner of said Lot; thence deflect left $70^{\circ}19'$ a distance of 110.92 feet along the easterly boundary line of said Lot 4; thence deflect left $109^{\circ}41'$ a distance of 348 feet parallel to the southerly boundary line of said Lot 4; thence deflect right $90^{\circ}00'$ a distance of 424.09 feet to a point on the northerly line of Lot 3, Block E-3; thence deflect left $98^{\circ}04'$ a distance of 128.0 feet along the northerly boundary line of said Lot 3 to the place of beginning.

EXCEPTING THEREFROM that part of Lots 3 and 4 of Block E-3 of Clarkston Heights, Asotin County, Washington, more particularly described as follows: Beginning at the Northwest corner of said Lot 3, said point being the intersection of center lines of 23rd Street and Johnson Road; thence North $81^{\circ}49'30''$ East along the centerline of Johnson Road a distance of 128.34 feet; thence South $0^{\circ}02'30''$ East a distance of 423.37 feet; thence South $89^{\circ}57'30''$ West a distance of 10.0 feet; thence South $2^{\circ}53'$ West a distance of 59.76 feet; thence South $87^{\circ}01'$ West a distance of 285.76 feet to a point on the centerline of 23rd Street; thence North $19^{\circ}38'30''$ East along said centerline a distance of 509.32 feet to the place of beginning.

FILED

2018 MAR 30 PM 2:42

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

1 CERTIFIED
2
3
4
5

6 SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

7 IN THE MATTER OF THE ESTATE OF) 18-4-00028-02
8 MARILYN C. O'MALLEY)
9 Deceased.) LETTERS TESTAMENTARY
)

10 STATE OF WASHINGTON)
11)ss.
12 County of)

13 WHEREAS, the Last Will and Testament of Marilyn C. O'Malley, deceased,
14 was, on MARCH 26, 2018, duly exhibited, proven, and recorded in our
15 Superior Court; and, whereas, it appears in and by said Will that Donald C. O'Malley, Jr.
16 was appointed executor thereon, and whereas, said executor duly qualified, as such.

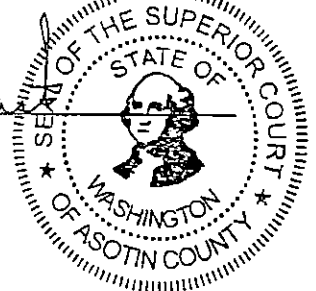
17 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we
18 hereby authorize the said executor to execute said Will according to law.

19 WITNESS my hand and the seal of said Court this 30th day of MARCH
20 2018.

21 MCKENZIE KELLEY

22 CLERK OF SAID SUPERIOR COURT

23 By [Signature]
24 DEPUTY



STATE OF WASHINGTON)

: ss.

County of Asotin)

I, McKenzie A. Kelley, 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 this Superior Court this 30th day of March, 2018

County Clerk & Ex-officio
Clerk of the Superior Court

By [Signature]
Deputy

