

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>Kathie Ann Wright, Personal Representative</u> <u>Estate of Barbara A. Hodge</u>	BUYER GRANTEE	2 Name <u>Jerry N. Price</u>
	Mailing Address <u>3122 10th St.</u>		Mailing Address <u>507 Williams Ave.</u>
	City/State/Zip <u>Lewiston ID 83501</u>		City/State/Zip <u>Newcastle WY 82701</u>
	Phone No. (including area code)		Phone No. (including area code)
3	Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee Name <u>Jerry N. Price</u> Mailing Address <u>*2119 Westwind Ct.</u> City/State/Zip <u>*Clarkston, WA 99403</u> Phone No. (including area code) <u>*</u>	4	List all real and personal property tax parcel account numbers - check box if personal property <u>14150001100000000</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		List assessed value(s) <u>127,300.00</u>	

4 Street address of property: 2119 Westwind Ct. - 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"/>

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) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed (SWD)

Date of Document 07/18/18

Gross Selling Price	\$	<u>158,000.00</u>	
*Personal Property (deduct)	\$	<u>0.00</u>	
Exemption Claimed (deduct)	\$	<u>0.00</u>	
Taxable Selling Price	\$	<u>158,000.00</u>	
Excise Tax : State	\$	<u>2,022.40</u>	
Local	\$	<u>395.00</u>	
*Delinquent Interest: State	\$	<u>0.00</u>	
Local	\$	<u>0.00</u>	
*Delinquent Penalty	\$	<u>0.00</u>	
Subtotal	\$	<u>2,417.40</u>	
*State Technology Fee	\$	<u>5.00</u>	<u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>	
Total Due	\$	<u>2,422.40</u>	

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>Kathie Ann Wright</u>	Signature of Grantee or Grantee's Agent <u>Jerry N. Price</u>
Name (print) <u>Kathie Ann Wright, Personal Representative</u>	Name (print) <u>Jerry N. Price</u>
Date & city of signing: <u>7/20/2018 - Clarkston, WA</u>	Date & city of signing: <u>* 7/23/2018 - 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)).

EXHIBIT "A"

400880

The East 32 feet of Lot 11 and the West 30 feet of Lot 12 of Westwind Village, according to the official plat thereof, recorded June 1, 2004 as Instrument No. 276632 Official Records of Asotin County, Washington. Together with an undivided 1/16th interest in the common areas of Westwind Village as disclosed by Westwind Village PUD Covenants and Homeowners Association Agreement recorded June 1, 2004 as Instrument No. 276631 and amended by Westwind Village Homeowners' Association Letter of Intent recorded May 15, 2009 as Instrument No. 312671 official records of Asotin County, Washington.

FILED

2018 APR 13 PM 3:07

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

CERTIFIED

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of

NO. 18 - 4 - 00037 - 02

BARBARA A. HODGE

LETTERS TESTAMENTARY

Deceased

STATE OF WASHINGTON)
) ss.
County of Asotin)

WHEREAS, the Last Will and Testament of BARBARA A. HODGE, deceased, was, on 4/13/18, duly exhibited, proven and recorded in our said Superior Court; and,

WHEREAS, it appears in and by said Will that KATHIE ANN WRIGHT, was appointed personal representative therein, and

WHEREAS, said KATHIE ANN WRIGHT, was duly qualified as such personal representative,

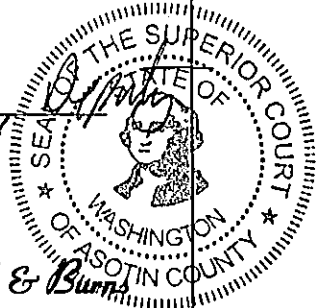
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said KATHIE ANN WRIGHT, to execute said Will according to law.

SCOTT D. GALLINA

WITNESS, _____, Judge of our said Superior Court, and the seal of said

Court hereto affixed this 13th day of April, 2018.

Carin Chuter
Clerk of Superior Court



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

LETTERS TESTAMENTARY 1

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STATE OF WASHINGTON)
) ss.
County of Asotin)

I, MCKENZIE 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 original Letters Testamentary and of the whole thereof, as the same is 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.

WITNESS my hand and seal of said court this 28th day of June 2018

County Clerk & Ex-officio Clerk of the
Superior Court

By: *Eric [Signature]*
Deputy

