

**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, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Diane Schmidt Personal Representative for the Estate of Samuel Bammers</u>	BUYER GRANTEE	2 Name <u>Diane Schmidt</u>
	Mailing Address <u>846 8th Street</u>		Mailing Address <u>846 8th Street</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)
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 _____		1-041-10-009-0001 <input type="checkbox"/>	
Mailing Address _____		(1-041-11-009-0001) <input type="checkbox"/>	
City/State/Zip _____			
Phone No. (including area code) _____			
		List assessed value(s) <u>176,500</u>	

4 Street address of property: 2196 23rd SE  
 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 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)

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

6

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)  
 Reason for exemption Inheritance

Type of Document Personal Representative Deed  
 Date of Document May 8, 2018

Gross Selling Price \$	_____
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>0</u>
Excise Tax : State \$	<u>0</u>
0000 Local \$	<u>0</u>
*Delinquent Interest: State \$	_____
Local \$	_____
*Delinquent Penalty \$	_____
Subtotal \$	<u>0</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	_____
Total Due \$	<u>10.00</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>Diane Schmidt</u>	Signature of Grantee or Grantee's Agent <u>Diane Schmidt</u>
Name (print) <u>Diane Schmidt</u>	Name (print) <u>Diane Schmidt</u>
Date & city of signing: <u>Clarkston 7/2/18</u>	Date & city of signing: <u>Clarkston 7/2/18</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 (09/06/17) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

ELECT LAW FIRM  
 Call 1100 #

**PAID**  
 JUL 30 2018  
 ASOTIN COUNTY  
 TREASURER

51437

## Exhibit A

County of Asotin, State of Washington

That part of Lot 4 of Block "F-3" of Clarkston Heights Asotin County, Washington, more particularly described as follows: Commencing at the Northwest corner of said Lot 4, said point being at the intersection of centerlines of 23<sup>rd</sup> Street and 2<sup>nd</sup> Avenue; thence East along the centerline of 2<sup>nd</sup> Avenue a distance of 118.01 feet to the true place of beginning; thence continue East 47.79 feet; thence S.3°20'W., 75.74 feet; thence West 25.13 feet; thence N. 3°20'E., 29.50 feet to a point of curve; thence around a curve to the left with a radius of 20.00 feet for a distance of 32.58 feet; thence North 25.00 feet to the true place of beginning.

Together with a 10-foot access easement adjacent to the East line of the above described tract.

Subject to: Right of Way Easement, granted to The Washington Water Power Company, a corporation, recorded June 12, 1978 under Instrument 138399 records of Asotin County, Washington.

Subject to: all rights of way for public utilities and public roads as the same now exist over and across the herein described property, as to 2<sup>nd</sup> Avenue.

Subject to: A utility easement over and across the above described tract.

51437

FILED

2017 JUL 25 PM 3:14

MCKENZIE A. KELLEY  
COUNTY CLERK  
ASOTIN COUNTY, WA

CERTIFICATE

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In the Matter of the Estate of: )  
)  
SAMUEL E. REMMERS, )  
)  
Deceased. )

NO. 17-4-00055-02  
LETTERS TESTAMENTARY

WHEREAS, the last Will of SAMUEL E. REMMERS, deceased, was on the 24<sup>th</sup> day of July, 2017, duly exhibited, proven and recorded in our said Superior Court; a copy of which is hereto annexed; and whereas, it appears in and by the said Will that DIANE SCHMIDT is appointed as personal representative thereon;

Now, therefore, know all men by these presents, that we do hereby authorize the said DIANE SCHMIDT to execute said Will, with codicils attached, according to law.

WITNESS, Judge Scott D. Gallina of our said Superior Court, and the seal of said Court hereto affixed this 25<sup>th</sup> day of July, 2017.

Mckenzie Kelley  
of Superior Court

Broyles & Eifert, PLLC  
901 Sixth Street  
Clarkston, WA 99403  
(509) 758-1636

1 STATE OF WASHINGTON )

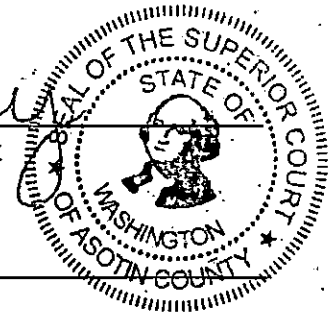
2 ) ss  
3 County of Asotin )  
4

5 I, MCKENZIE A. KELLEY, County Clerk of the County of Asotin, State of  
6 Washington, and ex-officio Clerk of the Superior Court of the State of Washington for Asotin  
7 County, do hereby certify that the within and foregoing is a full, true and correct copy of the  
8 original Letters Testamentary and of the whole thereof, as the same is now on file and of  
9 record in the above entitled cause in my office and custody, said letters have never been  
10 revoked and are still in Full Force and Effect.

11  
12 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of  
13 said Superior Court, this 25<sup>th</sup> day of July, 2017.

14  
15 *Mckenzie Kelley*  
16 \_\_\_\_\_  
17 County Clerk and ex-officio Clerk  
18 of the Superior Court

19 BY: \_\_\_\_\_  
20 Deputy  
21



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