

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>Janet Osborne and Jim Flerchinger</u> | BUYER GRANTEE | 2 Name <u>Sandra Wiseman 50%</u> |
| | <u>Co-Personal Representatives of the Estate of Barbara Flerchinger</u> | | <u>Susan Jacobson 50%</u> |
| | Mailing Address <u>1615 Lambert Drive</u> | | Mailing Address <u>2001 N. Chase Road</u> |
| | City/State/Zip <u>Clarkston WA 99403</u> | | City/State/Zip <u>Post Falls, ID 83854</u> |
| Phone No. (including area code) _____ | | Phone No. (including area code) _____ | |
| 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 _____ | | 1004350040001 <input type="checkbox"/> | |
| Mailing Address _____ | | _____ <input type="checkbox"/> | |
| City/State/Zip _____ | | _____ <input type="checkbox"/> | |
| Phone No. (including area code) _____ | | _____ <input type="checkbox"/> | |
| | | List assessed value(s) | |
| | | 344,000 | |

Street address of property: 1545 Elm Street, Clarkston

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)

The North half of Lots 3 and 4 of Block "VV" of Vineland, EXCEPTING therefrom the North 255 feet of said Lot 3 of Block 4 of Vineland, Asotin County, Washington according to the plat there.

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 (b)(c)

Reason for exemption 0
Inheritance

Type of Document Deed of Personal Representative

Date of Document 9/26/18

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 \$ _____

*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

0200

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent _____

Name (print) Jim Flerchinger, PE

Date & city of signing: 9/26/18; Wenatchee

Signature of Grantee or Grantee's Agent _____

Name (print) Bryan W. Wrenn

Date & city of signing: Wenatchee, 9/26/18

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)).

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FILED

2018 MAR 13 PM 1:48
MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
FOR ASOTIN COUNTY

In the Matter of the Estate
of
BARBARA L. FLERCHINGER,
Deceased.

No. 18-4-00025-02

ORDER:

1. ADMITTING WILL TO PROBATE;
2. APPOINTING CO-PERSONAL REPRESENTATIVES;
3. GRANTING CO-PERSONAL REPRESENTATIVES NONINTERVENTION POWERS; AND
4. DIRECTING CLERK TO ISSUE LETTERS TESTAMENTARY

The Co-Personal Representatives of this estate, having filed with the court a petition for Order Admitting Will to Probate, Appointing Co-Personal Representatives, and Granting Co-Personal Representatives Nonintervention Powers, the court finds:

1. The facts set out in the petition are true;
2. The decedent died a resident of Asotin County, Washington, on December 25, 2017, leaving property in Asotin County subject to probate;
3. The decedent died testate, having duly executed her Last Will and Testament on December 8, 2010 and a Codicil dated November 28, 2013. Said documents were executed at a time when decedent was of

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March 9, 2018

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DAVIS, ARNEIL LAW FIRM, LLP
P. O. BOX 2136
WENATCHEE WA 98807
(509) 662-3551

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1 legal age and sound mind, and was declared by decedent to be her Will
2 and Codicil before two competent witnesses who attested the
documents in decedent's presence and at her request;

3 4. The assets of the estate exceed its liabilities and the Co-Personal
4 Representatives should be granted nonintervention powers;

5 5. Petitioners are the Co-Personal Representatives nominated in said
6 Codicil to Will to serve as Co-Personal Representatives and are willing
and qualified to act.

7 now, therefore,

8 IT IS HEREBY ORDERED that the Last Will and Testament of Barbara L.
9 Flerchinger dated December 8, 2010 and Codicil dated November 28, 2013 is hereby
10 admitted to probate and Janet Osborne and James A. Flerchinger are confirmed as Co-
11 Personal Representatives to serve without bond, upon filing of their oaths.

12 IT IS FURTHER ORDERED that the estate of the above named decedent is
13 fully solvent and the Co-Personal Representatives are hereby granted nonintervention
14 powers in accordance with the laws of the State of Washington pertaining to the settlement
15 of estates; Janet Osborne and James A. Flerchinger, as Co-Personal Representatives of the
16 estate, is hereby authorized without further order of this court to transmit to transfer agents
17 for transfer and to registrars for change of registration and to have transferred and to have
18 registered and to convey and/or distribute any and all stocks and bonds standing in the name
19 of Barbara L. Flerchinger and from and after the making of this order, the Co-Personal
20 Representatives shall have the power to transfer any and all of the real and personal

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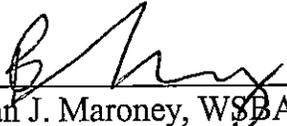
1 property of Barbara L. Flerchinger, deceased, without further order of this court; that this
2 order is entered by virtue of the powers conferred in Chapter 11.68 of the Revised Code of
3 Washington.

4 IT IS FURTHER ORDERED that the Clerk of the Court shall issue Letters
5 Testamentary to the Co-Personal Representative of the estate of Barbara L. Flerchinger, to-
6 wit: Janet Osborne and James A. Flerchinger.

7 DATED this 13th day of March, 2018.

8 /s/ SCOTT D. GALLINA
9 JUDGE

10 Presented by:

11 
12 Bryan J. Maroney, WSBA No. 36966
13 of Davis, Arneil Law Firm, LLP
14 Attorneys for Estate
P.O. Box 2136
Wenatchee, Washington 98807

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21 30\Order -3-

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