

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.

1 SELLER GRANTOR	Name <u>Ann Duckworth</u>	2 BUYER GRANTEE	Name <u>Philip B. Stevens</u>
	<u>Estate of Ernest E. Duckworth</u>		<u>Tara M. Stevens</u>
	Mailing Address <u>P.O. Box 896</u>		Mailing Address <u>18948 Redbird Rd. 607 Snake River Ave</u>
	City/State/Zip <u>Clarkston WA 99403 Asotin WA 99402</u>		City/State/Zip <u>Lewiston ID 83501</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 <u>Philip B. Stevens Tara M. Stevens</u>		10420004300030000 <input type="checkbox"/>	
Mailing Address <u>607 Snake River Ave</u>		_____ <input type="checkbox"/>	
City/State/Zip <u>Lewiston ID 83501</u>		_____ <input type="checkbox"/>	
Phone No. (including area code) _____		_____ <input type="checkbox"/>	
		List assessed value(s) 174,700.00	

4 Street address of property: 3022 Riverside Dr. - 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):
09 Land with Mobile Home

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 _____	DATE _____

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 10/09/18

Gross Selling Price \$	<u>200,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>200,000.00</u>
Excise Tax : State \$	<u>2,560.00</u>
Local \$	<u>500.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>3,060.00</u>
*State Technology Fee \$	<u>5.00 5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>3,065.00</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>Ann Duckworth</u>	Signature of Grantee or Grantee's Agent <u>Philip B. Stevens</u>
Name (print) <u>Ann Duckworth</u>	Name (print) <u>Philip B. Stevens</u>
Date & city of signing: <u>10-15-18, Clarkston, WA</u>	Date & city of signing: <u>10-15-18, 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"

405872

A part of Lot 43 of W.J. Clemans's Addition to the Town of Asotin, according to the official plat thereof, filed in Book B of Plats at Page(s) 72 & 73, records of Asotin County, Washington, more particularly described as follows:

Commencing at a point where the West line of the right of way of PSH #3 intersects the South line of said Lot 43; thence West along the South line of Lot 43 a distance of 100 feet to a point; thence deflect $90^{\circ}00'$ right a distance of 100 feet to a Point of Beginning; thence continue on the last mentioned course to a point that intersects a line parallel to the South line of Lot 43 and 224.95 feet Northerly therefrom, measured at right angles from the South line of Lot 43; thence East parallel to the South line of Lot 43 to the West line of the right of way of PSH #3; thence Southerly along the West line of the right of way of PSH #3 to a point which is 100 feet Northerly from the South line of Lot 43, measured at right angles therefrom; thence North 79° West parallel to the South line of Lot 43 to the Point of Beginning.

1
2
3 **CERTIFIED**

FILED

2012 MAY 11 A 9:01

MARIE J. EGGART
COUNTY CLERK
ASOTIN COUNTY, WA

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6
7
8 SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

9
10 In re the Estate of:

)
)
)
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)
)

No. 12 - 4 - 00031 2

11
12 ERNEST E. DUCKWORTH

LETTERS TESTAMENTARY

13 Deceased.

14
15 WHEREAS, the Last Will of the above named decedent having been proven and
16 recorded in this Court on May 10, 2012.

17 NOW THEREFORE, know all men by these presents: That ANN B.
18 DUCKWORTH is hereby appointed and qualified as Personal Representative of said estate,
19 and that we do hereby authorize the above named to execute said Will according to law.

20 DATED this 11 day of May, 2012.

21
22 *Mckenzie Campbell*
23 Superior Court Clerk



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25
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27
28 51664

LETTERS TESTAMENTARY
PAGE 1

KERRY A. WAGNER, WSBA #32626
Cox & Wagner, PLLC
ATTORNEYS AT LAW
P.O. Box 446
Lewiston, ID 83501
208-743-1234 208-743-1266 (fax)

wll.

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CERTIFICATE

I, Marie Eggart, Clerk of the Asotin County Superior Court, certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above-named case and were entered on May _____, 2012.

I further certify that these Letters are now in full force and effect.

DATED this _____ day May, 2012.

Clerk of the Superior Court

By _____
Clerk/Deputy

51666

STATE OF WASHINGTON } SS

County of Asotin

I, MCKENZIE A. KELLEY, County Clerk and ex-officio Clerk of the Superior Court for the State of Washington for Asotin County, do hereby certify that this instrument is a true and correct copy of the original as the same now appears on file and of record in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court this date

2/8/18

MCKENZIE A. KELLEY CLERK

By: *[Signature]*
Deputy Clerk

