

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

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>Estate of Lenora R. Cooney</u>	BUYER GRANTEE	2 Name <u>Kathleen R. Dobbs</u>
	Mailing Address <u>1741 Stafford Drive</u>		Mailing Address <u>1741 Stafford Drive</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: Same as Buyer/Grantee

Name _____ Mailing Address _____ City/State/Zip _____ Phone No. (including area code) _____

List all real and personal property tax parcel account numbers – check box if personal property

<u>1-098-00-011-0001</u>	<input type="checkbox"/>	\$168,000
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property: 1741 Stafford Drive, Clarkston, WA 99403

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 50 feet of Lot 11 and the South 25 feet of Lot 10 of Meadowlark Terrace Addition according to Plat recorded in Book C of Plats, page 116, records of Asotin County, Washington.

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

6

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(6)(f)

Reason for exemption Probate. For real property transferred under a probated will, a certified copy of the letters testamentary, showing that the grantor is the court appointed executrix is required.

Type of Document Quit Claim Deed (Personal Representative)
Date of Document 11/30/18

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ 0.00
Excise Tax : State	\$ 0.00
<u>0.0025</u> Local	\$ 0.00
*Delinquent Interest: State	\$ _____
Local	\$ _____
*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 Kathleen R. Dobbs
Name (print) Kathleen R. Dobbs, Personal Representative
Date & city of signing: 11/29/18 Clarkston, WA

Signature of Grantee or Grantee's Agent Kathleen R. Dobbs
Name (print) Kathleen R. Dobbs
Date & city of signing: 11/29/18 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)).

FILED

2018 NOV 30 AM 11:31

KARENZE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

CERTIFIED

SUPERIOR COURT OF THE STATE OF WASHINGTON
COUNTY OF ASOTIN

In re the Estate of:

LENORA R. COONEY,

Deceased.

NO.

18-4-00095-02

LETTERS TESTAMENTARY

STATE OF WASHINGTON)

County of Asotin)

) ss.

WHEREAS, the Last Will and Testament of LENORA R. COONEY, deceased, was, on November 30th 2018, duly exhibited, proven and recorded in our said Superior Court; and,

WHEREAS, it appears that in and by said Will that WALTER R. COONEY was appointed as Personal Representative therein, and

WHEREAS, said WALTER R. COONEY died May 30, 2010, and

WHEREAS, it appears in and by said Will that KATHLEEN R. DOBBS was appointed alternate Personal Representative therein, and

WHEREAS, said KATHLEEN R. DOBBS was duly qualified as such Personal Representative,

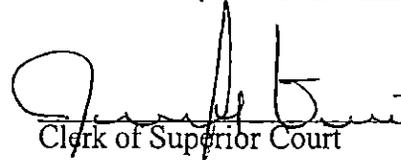
Ledgerwood & Burns

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

51773

1 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby
2 authorize the said KATHLEEN R. DOBBS to execute said Will according to law.

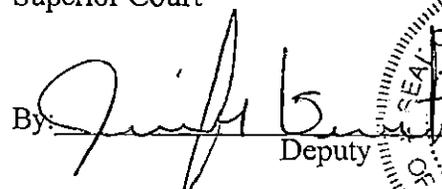
3 WITNESS, TINA KERNAN, Judge of our said Superior Court,
4 and the seal of said Court hereto affixed this 30th day of November, 2018.

5
6 
7 Clerk of Superior Court
8 

9 STATE OF WASHINGTON)
10 County of Asotin) ss.

11 I, McKenzie Kelley, County Clerk of the County of Asotin, State of Washington, and
12 ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby
13 certify that the within and foregoing is a full, true, and correct copy of the original Letters
14 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.

15 WITNESS my hand and seal of said court this 30th day of November,
16 2018.

17
18 County Clerk & Ex-officio Clerk of the
19 Superior Court
20 By: 
21 Deputy
22 