

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW -- CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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>Elaine Lyden, in capacity as Personal Representative</u>	BUYER GRANTEE	2 Name <u>Elaine Lyden</u>
	Representative to the estate of John Lyden		
	Mailing Address <u>5511 N. Radium Lane</u>		Mailing Address <u>5511 N. Radium Lane</u>
	City/State/Zip <u>SPOKANE WA 99217</u>		City/State/Zip <u>SPOKANE, WA 99217</u>
	Phone No. (including area code) <u>(509) 951-9962</u>		Phone No. (including area code) <u>(509) 951-9962</u>
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 _____		List assessed value(s)	
Mailing Address _____		10490010100270000 <input type="checkbox"/> \$100.000	
City/State/Zip _____			
Phone No. (including area code) _____			

4 Street address of property: NNA Snake River Road, Asotin, WA 99402

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) see attached legal description.

5 Select Land Use Code(s):

91 - Undeveloped land (land only)

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 _____

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) WAC 458-61A-202(6)(f)
Reason for exemption _____
The property was inherited pursuant to last will and testament.

Type of Document Personal Representative's Deed

Date of Document 11/15/18

Gross Selling Price \$	0.00
*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 <u>Elaine Lyden</u>	Signature of Grantee or Grantee's Agent <u>Elaine Lyden</u>
Name (print) <u>ELAINE LYDEN</u>	Name (print) <u>ELAINE LYDEN</u>
Date & city of signing <u>November 25, 2018 Spokane, WA.</u>	Date & city of signing <u>November 25, 2018 Spokane, 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)).

ELAINE LYDEN CR #5853
KRM

DEC - 3 2018
ASOTIN COUNTY

51780

ATTACHMENT A:

Legal Description

PARCEL I:

That portion of Government Lot 2 of Section 21, Township 8 North, Range 47, E.W.M., more particularly described as follows:

From the Northwest corner of Section 21; thence South $90^{\circ}00'00''$ East 328.31 feet, and the true point of beginning; thence South $90^{\circ}00'00''$ East 991.69 feet; thence South $0^{\circ}01'48''$ East 389.25 feet; then North $72^{\circ}09'38''$ West 1042.08 Feet; thence North $0^{\circ}01'48''$ West 70.00 feet to the true point of beginning.

PARCEL II:

TOGETHER with a 30 foot easement for the right of ingress and egress along the East line of Government Lot 2 described as follows:

Beginning at the Southeast corner of said property located on the East line of Government Lot 2; thence South $0^{\circ}01'48''$ East 335.23 feet to a point on the Northerly right-of-way of the existing county road; thence South $50^{\circ}57'03''$ West 38.61 feet to a point on the Northerly right-of-way of the existing county road; thence North $0^{\circ}01'48''$ West 369.21 feet; thence South $72^{\circ}09'38''$ East 31.52 feet and the point of beginning.

CERTIFIED

**SUPERIOR COURT OF WASHINGTON
FOR ASOTIN COUNTY**

FILED
OFFICE OF COUNTY CLERK
ASOTIN COUNTY, WA

JUN 14 2016
[Signature]
CLERK/DEPUTY

Estate of

JOHN MICHAEL LYDEN,

Deceased.

NO. 15-4-00027-9

**LETTERS TESTAMENTARY
(RCW 11.28.090)**

On April 14, 2015, the last *Will* of the above named Decedent was duly exhibited, proven, and filed in Asotin County Superior Court.

In the *Will*, Decedent named Elaine Lyden to act as its Executor, who, by Order of this Court, is authorized to execute the *Will* according to law.

Now, therefore, know all men by these presents, that we do hereby appoint and authorize Elaine Lyden, Personal Representative, to execute said *Will* according to law.

Witness my hand and the seal of this Court on this 14th day of June, 2016.

[Handwritten Signature]
Clerk of the Superior Court



By: _____
Deputy Clerk

STATE OF WASHINGTON)

: ss.

County of Asotin)

I, Marie Eggart, County Clerk of the County of Asotin, State of Washington, an 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 Letters of Administration and of the whole thereof, as the same are 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this Superior Court this 14th day of June, 2016

County Clerk & Ex-officio
Clerk of the Superior Court

By _____
Deputy

