



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.

Form sections 1, 2, and 3: Seller/Grantor (Gayle Osburn, Estate of Steve Osburn) and Buyer/Grantee (Barry Smith) information, including addresses and tax correspondence details.

Section 4: Property address (1491 16th Avenue, Clarkston, WA) and location details (unincorporated, Asotin County).

Section 5: Land Use Code (11 Household, single family units) and exemption questions.

Section 6: Continuation questions regarding forest land, current use, and special valuation.

NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) and NOTICE OF COMPLIANCE (HISTORIC PROPERTY) instructions.

Section 7: Owner signature lines and deputy assessor information.

Section 7: Personal property included in selling price.

Section 7: Exemption details including WAC number and reason for exemption.

Table with 2 columns: Description and Amount. Includes Statutory Warranty Deed (SWD), Gross Selling Price (\$595,000.00), and Total Due (\$9,108.50).

Section 8: Certifications and signatures of Grantor (Gayle Osburn) and Grantee (Barry Smith) dated 1/30/19.

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).

EXHIBIT "A"

419958

That part of Lot 7 of Block "LL" of Vineland and a part of Lot 2 of Block "F-O of Clarkston Heights and of the South half of Section 29 in Township 11 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows: Commencing at the Southeast corner of said Lot 7, said point being on the centerline of Pound Lane; thence West along said centerline and said centerline extended 286.18 feet; thence North 344.15 feet to a point historically described as being North 14°12' East, 120.50 feet and South 66°16' East, 282.0 feet from the Northerly and most Westerly corner of said Lot 7, said point being the True Place of Beginning; thence North 66°16' West 249.79 feet to a point on the Easterly right-of way line of 16th Avenue; thence South 21°31' West, 131.02 feet; thence South 28°16' West, 141.46 feet; thence South 2°56' West, 133.13 feet; thence South 36°46' East, 79.21 feet; thence North 77°10' East, 33.41 feet; thence South 55.14 feet; thence North 88°39' East, 98.68 feet (record is East 100.00 feet); thence North 46°25' East, 237.30 feet (record is 240.00 feet); thence North 224.15 feet to the True Place of Beginning.



CERTIFIED

FILED

2018 APR 25 PM 2:28
MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

**SUPERIOR COURT OF WASHINGTON
FOR ASOTIN COUNTY**

Estate of

STEVEN G. OSBURN,

Deceased.

NO. 18-4-00041-02

**LETTERS OF ADMINISTRATION
(RCW 11.28.100)**

4
JB

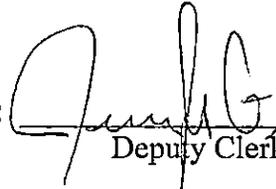
The above named Decedent died intestate leaving property in this state subject to administration.

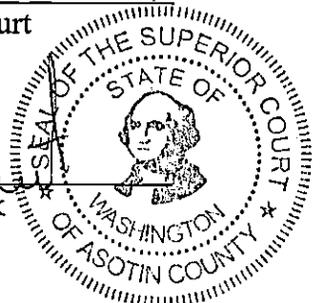
GAYLE L. OSBURN is appointed by the Court as Administrator and authorized to administer the estate according to law.

Witness my hand and the seal of this Court on

MCKENZIE KELLEY

Clerk of the Superior Court

By: 
Deputy Clerk



STATE OF WASHINGTON)

: ss.

County of Asotin)

I, McKenzie A. Kelley, County Clerk of the County of Asotin, State of Washington, and 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 ____ day of _____, 20__.

County Clerk & Ex-officio
Clerk of the Superior Court

By _____
Deputy

51926

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

11/2/19
MCKENZIE A. KELLEY CLERK
By _____ Deputy Clerk

