

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.

1 SELLER GRANTOR	Name <u>ESTATE OF LURLINE HENRIOD, by JOHN C. HENRIOD, her Personal Representative</u>	2 BUYER GRANTEE	Name <u>JOHN C. HENRIOD</u>
	Mailing Address <u>1561 7th Avenue</u>		Mailing Address <u>1561 7th Avenue</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 254-1812</u>		Phone No. (including area code) <u>(509) 254-1812</u>

Send all property tax correspondence to: Same as Buyer/Grantee

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

List assessed value(s)
243,300 277,200

1-132-00-116-0001-0000	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

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

Street address of property: 1561 7th Avenue

This property is located in Clarkston

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)
Part of the South Half of the Southeast Quarter of Section 32, Township 11 North, Range 46 East of the Willamette Meridian, bounded and described as follows:
From a point on the centerline of the County Road 5.6 feet East of the Southwest corner of Lot 8 of Block I-1 of CLARKSTON HEIGHTS, run East along the centerline of County Road 185 feet to the true point of beginning; thence continue on the centerline of County Road 174.4 feet to a point; thence at right angles South 272.66 feet; thence at right angles West 174.4 feet; thence at right angles North 272.66 feet to the True Point of Beginning, except Right of Way for County Road.

5 Select Land Use Code(s):
11 - Household, single family units

enter any additional codes: _____
(See back of last page for instructions)

7 List all personal property (tangible and intangible) included in selling price.
None.

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? 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.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-202(6)(c)

Reason for exemption _____
Inheritance

Type of Document Personal Representative's Deed

Date of Document 1/22/19

Gross Selling Price \$	0.00
*Personal Property (deduct) \$	0.00
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	10.00

DOCO

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

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

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

Signature of Grantor or Grantor's Agent [Signature]
Name (print) JOHN C. HENRIOD
Date & city of signing: 1/22/19 - CLARKSTON

Signature of Grantee or Grantee's Agent [Signature]
Name (print) JOHN C. HENRIOD
Date & city of signing: 1/22/19 - CLARKSTON

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)).

REV 84 0001a (09/06/17)
LAW OFFICE TODD RICHARDSON
CK# 5488 KPM

THIS SPACE - TREASURER USE ONLY
FEB 26 2019
ASOTIN COUNTY
TREASURER

TAXPAYER
51933

CERTIFIED

FILED

2018 AUG 14 PM 1:53

W. DE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
IN AND FOR COUNTY OF ASOTIN

Estate of:

LURLINE HENRIOD,

Deceased.

No. 18-4-00066-02

LETTERS TESTAMENTARY

(RCW 11.28.090)

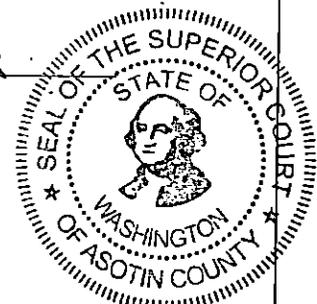
On August 10, 2018, the last Will of the above named Decedent was duly exhibited, proven and filed in the foregoing Superior Court.

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

Witness my hand and seal of this Court on August 14, 2018.

CLERK OF THE SUPERIOR COURT

By: *Todd S. Richardson*
Deputy Clerk



Todd S. Richardson
Law Offices of Todd S. Richardson
604 6th Street
Clarkston, WA 99403
(509) 758-3397 - phone
(509) 758-3399 - fax

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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 Testamentary 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 August, 2018.

County Clerk & Ex-officio
Clerk of the Superior Court

By McKenzie A. Kelley
Deputy



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