

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.04 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)

If check box if partial sale, indicate % sold.  List percentage of ownership acquired next to each name.

SELLER (PLANNING)	1 Name <u>Jonathan Mark Smith, Personal Representative</u> <u>for Estate of David Layon Smith, Deceased</u>	BUYER (GRANTEE)	2 Name <u>Estate of David Layon Smith</u>
	Mailing Address <u>15625 Brewer Road</u>		Mailing Address <u>15625 Brewer Road</u>
	City/State/Zip <u>Otisco, IN 47163</u>		City/State/Zip <u>Otisco, IN 47163</u>
	Phone No. (including area code) <u>(812) 406-6922</u>		Phone No. (including area code) <u>(812) 406-6922</u>

3 Send all property tax correspondence to:  Same as Buyer/Graantee

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

4 List all real and personal property (tax parcel) account numbers. (check box if personal property)

10412900300030000	<input type="checkbox"/>	163,800
10412900300050000	<input type="checkbox"/>	187,900
	<input type="checkbox"/>	
	<input type="checkbox"/>	

5 Street address of property 1640 Rankin Hill, Clarkston, WA and 1642 Rankin Hill, Clarkston, WA

This property is located in Asotin

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)  
Parts of Lots 2 and 3 of Block "A-2"

6 Select Land Use Codex:  
11 - Residential 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 84.16, 84.17, or 84.18 RCW (corporation, organization, senior citizen, or disabled person, homeowner with limited income)?  YES  NO

Is this property designated as forest land per chapter 84.13 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 address 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 84.13.140 or RCW 84.34.160) Prior to signing (3) below, you may contact your local county assessor for more information.

This land  does  does not qualify for continuance.

PROPERTY 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-109(2)(iv)  
Reason for exemption: Boundary Line Adjustment: KLS-2019-0122000100 to adjust property size

Type of Document Quit Claim Deed  
Date of Document 2/6/2019

Gross Selling Price	\$	0.00
*Personal Property (deduct)	\$	
Exemption Claimed (deduct)	\$	
Taxable Selling Price	\$	0.00
Excise Tax - State	\$	0.00
<u>0.0075</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 FEES(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 [Signature] Name (print) Jonathan Smith, PR

Signature of Grantee or Grantee's Agent [Signature] Name (print) Jonathan Smith, PR

Date & city of signing: 2/6/2019 Jeffersonville, IN

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. (RCW 9A.02.020) (See back of last page for instructions and fee (RCW 458.020(1)(C))

REV 04/2018 (R1) 06/17 THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

CASH \$10.00 PAID FEB - 7 2019 ASOTIN COUNTY TREASURER 51939

**OLD LEGAL:**

**Parcel One, commonly known as 1640 Rankin Hill, Tax Parcel Number: 1 041 29 003 0003 0000:**

That part of Lot 3 of Block "I-2" of Clarkston Heights, Asotin County, Washington, more particularly described as follows: Commencing at the Southwest corner of said Lot 3, said point being on the centerline of 6<sup>th</sup> Avenue; thence North along the West line of said Lot 3 a distance of 340.26 feet to a point on the South line of Meadowlark Terrace Addition; thence N. 50°33' E. along said South line 219.45 feet to the true place of beginning; thence N. 83°09'25" E., 191.70 feet to a point on the Westerly right-of-way line of Rankin Hill; thence S. 16°43' W. along said right-of-way line 101.59 feet; thence S. 22°50'W. along said right-of-way line 45.96 feet; thence S 16°43'W along said right-of-way line 105.03 feet (record distance is 105.17 feet) to a point of curve; thence along said right-of-way line around a curve to the right with a radius of 305.00 feet for a distance of 86.58 feet; thence S. 43°40'W. along said right-of-way line 43.47 feet; thence S. 45°16' W. along said right-of-way line 26.01 feet; thence N. 2°57' E., 118.46 feet; thence S. 87°53'W., 15.00 feet; thence N. 4°52'20"W. 228.55 feet to the true place of beginning.

**Parcel Two, commonly known as 1642 Rankin Hill, Tax Parcel Number: 1 041 29 003 0005 0000:**

That part of Lot 3 in Block 'I-2' of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 22 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of Lot 3, also being the centerline of 6<sup>th</sup> Avenue; thence North a distance of 340.26 feet to the True Point of Beginning; thence North 50°33' East a distance of 219.45 feet; thence South 4°48'20" East a distance of 228.55 feet; thence South 87°53' West a distance of 186.00 feet; thence North a distance of 93.73 feet; thence North 65°27'20" West a distance of 3.30 feet to the True Point of Beginning.

AND

That part of Lot 3 in Block 'I-2' of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 22 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Lot 3, also being the centerline of 6<sup>th</sup> Avenue, the True Point of Beginning; thence North 340.26 feet; thence South 65°27'20" East a distance of 3.30 feet; thence South 338.84 feet; thence West 3 feet to the True Point of Beginning.

Together with a 30 foot permanent roadway and utility easement located in Lot 3 of Block "I-2" of Clarkston Heights and Lot 17 of Meadowlark Terrace Addition, Asotin County, Washington, more particularly described as follows:

That part of Lot 3, Block "I-2" of Clarkston Heights, Asotin County, Washington described as follows: a 30 foot strip being 15 feet on both sides of the following described centerline and its extensions thereof: commencing at the Southwest corner of said Lot 3, said point being on the centerline of 6<sup>th</sup> Avenue, thence North along the East line of said Lot 3 a distance of 340.26 feet, to the Southeasterly line of Meadowlark Terrace Addition; thence

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North 50°33' East, along said Southeasterly line, 18.88 feet to the Point of Beginning; thence North 37°28'51" West 88.50 feet, more or less, to the Southeasterly right-of-way of a 45 foot radius cul-de-sac on Stafford Drive and the terminus of said centerline.

#### **NEW LEGAL**

#### **Parcel One, commonly known as 1640 Rankin Hill, Tax Parcel Number: 1 041 29 003 0003 0000:**

That part of Lot 2 and Lot 3 of Block "I-2" of Clarkston Heights, Asotin County, Washington, described as follows: commencing at the Southwest corner of said Lot 3, said point being on the centerline of 6<sup>th</sup> Avenue; thence North, along the West line of said Lot 3, a distance of 340.26 feet, to the Southeasterly line of Meadowlark Terrace Addition; thence North 50°33' East, along said Southeasterly line, 219.45 feet to the Point of Beginning; thence South 8°36'46" East 99.78 feet; thence South 54°55'07" East 135.02 feet, more or less to the Westerly right-of-way of revised Rankin Hill Road, Instrument No: 162154; thence North 16°42'39" East, along said right-of-way line, 62.19 feet; thence along the revised Rankin Hill Road right-of-way Instrument No. 162751, North 23°00'18" East 45.89 feet; thence North 16°42'57" East 101.60 feet, to the South line of that parcel deeded to Beverly Tucker by Instrument No. 288422 records of Asotin County, Washington; thence South 83°09'28" West, along said South line, 191.84 feet more or less to the Point of Beginning, (containing 23,188. Sq. ft.)

#### **Parcel Two, commonly known as 1642 Rankin Hill, Tax Parcel Number: 1 041 29 003 0005 0000:**

That part of Lot 3, Block "I-2" of Clarkston Heights, Asotin County, Washington, described as follows: commencing at the Southwest corner of said Lot 3, said point being on the centerline of 6<sup>th</sup> Avenue; thence North, along the West line of said Lot 3, a distance of 36.66 feet to the revised North right-of-way line of 6<sup>th</sup> Avenue, as described in instrument No. 162752 records of Asotin County, Washington and the Point of Beginning; thence continuing North, along said West line, 303.60 feet, to the Southeasterly line of Meadowlark Terrace Addition; thence North 50°33'00" East, along said Southeasterly line, 219.45 feet; thence South 8°36'46" East 99.78 feet; thence South 54°55'07" East 135.02 feet, more or less to the Westerly right-of-way of revised Rankin Hill Road, Instrument No. 162154; thence along said right-of-way line, South 16°43'00" West 43.00 feet; thence along a curve to the right having a radius of 305 feet and a central angle of 16°15'52" a distance of 86.58 feet; thence South 43°40'00" West 43.47 feet; thence South 45°16'00" West 26.01 feet to the East line of that parcel deeded to Curt Helsor by Instrument No. 259828 records of Asotin County, Washington; thence North 2°57'00" East, along said East line, 118.46 feet; thence South 87°53'22" West, along said Helsors North line, 201.00 feet; thence South 207.88 feet to the said 6<sup>th</sup> Avenue revised right-of-way; thence South 79°14'00" West 3.05 feet to the Point of Beginning. (containing 45,699 sq. ft.)

TOGETHER WITH an easement for ingress, egress and utilities over, under and across that part of Lot 3, Block "I-2" of Clarkston Heights, Asotin County, Washington described as follows: a 30 foot strip being 15 feet on both sides of the following described centerline and its extensions thereof: commencing at the Southwest corner of said Lot 3, said point being on the centerline of 6<sup>th</sup> Avenue, thence North, along the East line of said Lot 3, a distance of 340.26 feet, to the Southeasterly line of Meadowlark Terrace Addition; thence North 50°33' East, along said Southeasterly line, 18.88 feet to the Point of Beginning;

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thence North  $37^{\circ}28'51''$  West 88.50 feet, more or less, to the Southeasterly right-of-way of a 45 foot radius cul-de-sac on Stafford Drive and the terminus of said centerline.

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MCKENZIE KELLEY  
CLERK OF THE SUPERIOR COURT  
ASOTIN COUNTY

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SUPERIOR COURT OF WASHINGTON  
FOR ASOTIN COUNTY

Estate of  
  
DAVID LAVON SMITH,  
  
Deceased.

NO. 17-4-00081-02  
  
LETTERS OF ADMINISTRATION  
(RCW 11.28.100)

The above named Decedent died intestate on September 25, 2017, leaving property in this state subject to administration.

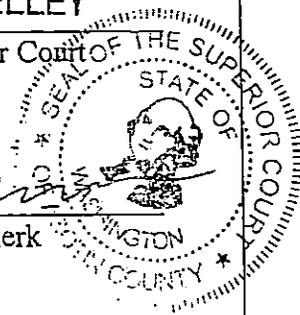
JONATHAN MARK SMITH is appointed by the Court as Administrator of the estate, and is authorized to administer the estate according to law.

Witness my hand and the seal of this Court on the 14<sup>th</sup> day of November, 2017.

MCKENZIE KELLEY

Clerk of the Superior Court

By: *Carrie Clark*  
Deputy Clerk



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STATE OF WASHINGTON )

: ss.

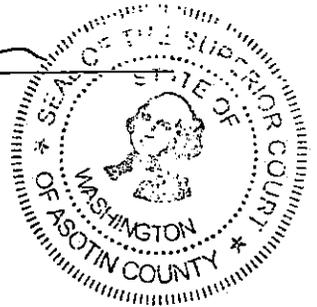
County of Asotin )

I, McKenzie A. Kelley, County Clerk of the County of Asotin, State of Washington, 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 14<sup>th</sup> day of November, 2017.

County Clerk & Ex-officio  
Clerk of the Superior Court

By \_\_\_\_\_  
Deputy



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MCKENZIE KELLEY  
CLERK OF THE SUPERIOR COURT  
ASOTIN COUNTY

SUPERIOR COURT OF WASHINGTON  
FOR ASOTIN COUNTY

Estate of

DAVID LAVON SMITH,

Deceased.

NO. 17-4-00081-02

LETTERS OF ADMINISTRATION  
(RCW 11.28.100)

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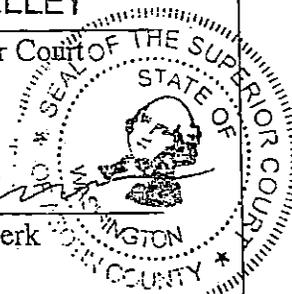
Witness my hand and the seal of this Court on the 14<sup>th</sup> day of November, 2017.

MCKENZIE KELLEY

Clerk of the Superior Court

By: *Carm Christensen*

Deputy Clerk



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