

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.

SELLER GRANTOR	1 Name <u>Diane I. Magden</u>	BUYER GRANTEE	2 Name <u>Michael Andrew Williams</u>
	<u>Estate of Karl H. Magden</u>		<u>Cheryl Lynn Williams</u>
	Mailing Address <u>49377 Joseph Creek Road</u>		Mailing Address <u>655 Grand Pasture Island Rd</u>
	City/State/Zip <u>Asotin WA 99402</u>		City/State/Zip <u>Eugene, OR 97401</u>
Phone No. (including area code)		Phone No. (including area code)	

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	List assessed value(s)
Name <u>Michael Andrew Williams Cheryl Lynn Williams</u>	<u>10474300300000000</u> <input type="checkbox"/>	<u>214,800.00</u>
Mailing Address _____	<input type="checkbox"/>	_____
City/State/Zip _____	<input type="checkbox"/>	_____
Phone No. (including area code) _____	<input type="checkbox"/>	_____

4 Street address of property: 419 1st Street, Asotin, WA

This property is located in unincorporated Asotin County OR within city of Asotin(city).

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.

see attached legal description

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

enter any additional codes: _____

(See back of last page for instructions)

	YES	NO
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) _____

Reason for exemption _____

Type of Document	<u>Statutory Warranty Deed (SWD)</u>	
Date of Document	<u>02/08/19</u>	
Gross Selling Price	\$	<u>315,000.00</u>
*Personal Property (deduct)	\$	<u>0.00</u>
Exemption Claimed (deduct)	\$	<u>0.00</u>
Taxable Selling Price	\$	<u>315,000.00</u>
Excise Tax : State	\$	<u>4,032.00</u>
Local	\$	<u>2,362.50</u>
*Delinquent Interest: State	\$	<u>0.00</u>
Local	\$	<u>0.00</u>
*Delinquent Penalty	\$	<u>0.00</u>
Subtotal	\$	<u>6,394.50</u>
*State Technology Fee	\$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee	\$	<u>0.00</u>
Total Due	\$	<u>6,399.50</u>

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 _____	Signature of Grantee or Grantee's Agent _____
Name (print) <u>Diane I. Magden</u>	Name (print) <u>Michael Andrew Williams</u>
Date & city of signing: <u>2-13-19, Clarkston, WA</u>	Date & city of signing: <u>2-13-19, Clarkston, 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)).

EXHIBIT "A"

422854

Lots 1, 2, and 3 of Block 43 of Schank and Reed's First Addition to Asotin, according to the official plat thereof, filed in Book A of Plats at Page(s) 5, records of Asotin County, Washington.

Together with that portion of the vacated street lying adjacent to said lot as vacated by Ordinance No. 93, recorded December 1, 2004 as Instrument No. 280356 which attaches by operation of law.

AND ALSO all that portion of the unplatted part of Government Lots 3 and 4 of Section 16, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, lying North of the North line of the following described tract; Beginning at the Northwest corner of Lot 3 of Block 43 of Schank and Reed's First Addition to Town of Asotin, according to recorded plat thereof; thence East a distance of 180 feet to the Northwest corner of Lot 10 of Town of Asotin; thence Northerly on an extension of the West line of said Lot 10 to a point on the South bank of the Snake River; thence Westerly down said South river bank a distance of above 180 feet to a point on the West line of said Lot 3 to the point of Beginning; EXCEPTING THEREFROM ALL THAT portion thereof lying Northerly of the following described line; Commencing at Lower Granite Project boundary Monument No. 1532, the coordinate of which are North 386, 637.92 and East 2, 871, 318.34 said monument being located at a point on the Westerly extension of the North line of Block 34 of said Schank and Reed's First Addition to the Town of Asotin; thence South $85^{\circ}31'31''$ East a distance of 26.48 feet to the True Place of Beginning; thence North $31^{\circ}43'29.2''$ East a distance of 21.80 feet; thence South $87^{\circ}39'08.0''$ East a distance of 263.57 feet; thence South $84^{\circ}33'34.3''$ East a distance of 303.34 feet; thence South $84^{\circ}31'15.4''$ East a distance of 173.39 feet; thence South $81^{\circ}08'46.5''$ East a distance of 139.61 feet to a point on the Lower Granite Project boundary at Monument No. 1542-1543, the coordinates of which are North 386, 576.847 and East 2, 872, 232.10 and the point of terminus of the above described line.

ALSO EXCEPTING THEREFROM all that part of the unplatted part of Government Lot 4 of Section 16, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, lying North of the following described tract; Beginning at the Northeast corner of Lot 10 of Block 1 of Town of Asotin, according to the recorded plat in Book A of Plats, Page 6, in Asotin County, Washington; thence Westerly along the North line of said Lot a distance of 30 feet to the True Place of Beginning; thence continue Westerly for a distance of 15 feet, thence Southerly parallel to the Easterly line of said Lot 10 for a distance of 120 feet; thence Easterly for a distance of 15 feet; thence Northerly for a distance of 120 feet to the Place of Beginning; said tract sometimes known as the West 15 feet of Lot 10 of Block 1 of Town of Asotin and also known as the East 15 feet of that portion of Washington Street adjacent to Lot 10 of Block 1 of Town of Asotin vacate by Ordinance No. 93.

ALSO EXCEPTING THEREFROM all that portion of the unplatted part of Government Lots 3 and 4 of Section 16, Township 10 North, Range 46 East of the Willamette Meridian, lying North of the following described line; Beginning at the Northeast corner of Lot 10 of Block 1 of Town of Asotin, according to plat recorded in Book A of Plats, Page 6, in Asotin County, Washington; thence Westerly along the North line of said Lot a distance of 45 feet to the True Place of Beginning; thence continue Westerly for a distance of 60 feet to a point which is 15 feet East of the Northeast corner of Lot 1 of Block 43 of Schank and Reed's First Addition to the Town of Asotin as shown on the original plat recorded in Book A of Plats, Page 5, records of Asotin County, Washington, said point also sometimes known as the Northeast corner of the West 15 feet of that portion of Washington Street adjacent to Lot 1 of Block 43 of Schank and Reed's First Addition to the Town of Asotin vacated by Ordinance No. 93.

CERTIFIED

FILED

2016 OCT 12 P 2:29

SHIZIE KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

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In re the Estate of)	No. 16-4-00082-0
)	
KARL HENDERSON MAGDEN,)	LETTERS TESTAMENTARY
)	WITH NONINTERVENTION
Deceased.)	POWERS

WHEREAS, the Last Will and Testament of Karl Henderson Magden, deceased, was on the 12th day of October, 2016, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, David R. Partovi, the person nominated as Personal Representative in said Will, has declined to serve in favor of Diane I. Magden, decedent's surviving spouse;

WHEREAS, Diane I. Magden has petitioned this court to be appointed Personal Representative thereof; and

WHEREAS, this court has entered an order granting nonintervention powers to the Personal Representative,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Law Office of
David A. Gittins
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

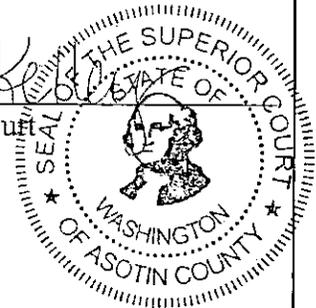
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1 NOW, THEREFORE, know all men by these presents, that we do hereby authorize the
2 said Diane I. Magden to execute the terms of the Will with nonintervention powers according
3 to law.
4

5 WITNESS, Scott D. Gallina, Judge of our
6 Superior Court, and the seal of said Court
7 hereto affixed this 12th day of October, 2016.

8 McKenzie A. Kelley
9 Clerk of the Superior Court



10 STATE OF WASHINGTON)
11 : ss.
12 County of Asotin)

13 I, McKenzie A. Kelley, County Clerk of the County of Asotin, State of Washington,
14 and ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do
15 hereby certify that the within and foregoing is a full, true, and correct copy of the Letters
16 Testamentary and of the whole thereof, as the same are now on file and of record in the above
17 entitled cause in my office and custody. Said Letters have never been revoked and are still in
18 Full Force and Effect.

19 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said
20 Superior Court this 19th day of July 2017

21 **MCKENZIE KELLEY**

22 County Clerk & Ex-Officio Clerk of
23 the Superior Court

24 By [Signature]
25 Deputy



26 LETTERS TESTAMENTARY WITH
27 NONINTERVENTION POWERS
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Law Office of
David A. Gittins
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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