

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>Thomas L. Ledgerwood, PR</u> <u>Estate of Peggy A. Dudley, deceased</u>	BUYER GRANTEE	2 Name <u>John M. Rusche, Trustee</u> <u>John M. & Kay M. Rusche Revocable Lvg Trt</u>
	Mailing Address <u>2520 Valleyview Drive</u>		Mailing Address <u>638 A 16th St.</u>
	City/State/Zip <u>Clarkston WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</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	
Name <u>John M. Rusche, Trustee John M. & Kay M. Rusc</u>		11650000400010000 <input type="checkbox"/>	
Mailing Address <u>638 A 16th St.</u>		11650000400010001 <input type="checkbox"/>	
City/State/Zip <u>Clarkston, WA 99403</u>			
Phone No. (including area code)			
		List assessed value(s)	
		218,200.00	
		30,000.00	

4 Street address of property: 638 A 16th Street, Clarkston, WA

This property is located in unincorporated Asotin County OR within city of Unincorp

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

5 Select Land Use Code(s):
14 Residential condominiums

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)? YES NO

6 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 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 _____

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 Bargain and Sales Deed (BDS)

Date of Document 03/18/19

Gross Selling Price \$	<u>280,000.00</u>
*Personal Property (deduct) \$	<u>0.00</u>
Exemption Claimed (deduct) \$	<u>0.00</u>
Taxable Selling Price \$	<u>280,000.00</u>
Excise Tax : State \$	<u>3,584.00</u>
Local \$	<u>700.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>4,284.00</u>
*State Technology Fee \$	<u>5.00</u> <u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>4,289.00</u>

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

Signature of Grantor or Grantor's Agent Thomas L. Ledgerwood Signature of Grantee or Grantee's Agent John M. Rusche

Name (print) Thomas L. Ledgerwood, PR Name (print) John M. Rusche, Trustee

Date & city of signing: 3-19-19 Clarkston, WA Date & city of signing: 3/20/2019

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 (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

ATEC CL# 26991 E

PAID

MAR 19 2019

052034

ASOTIN COUNTY TREASURER

EXHIBIT "A"

424381

Unit 638A in Lot 4 of Jameson Addition, originally filed in Book D of Plats, at page 50 and dedicated for condominium use upon that replat of Jameson Addition recorded April 29, 1980 under Instrument Number 147526 in the Auditor's Office of Asotin County, Washington. TOGETHER WITH an undivided 50% interest in the common areas and facilities appertaining to said unit and together with those limited common areas and facilities as disclosed in Condominium Declaration recorded under Instrument No 147527 and amended June 30, 1993 under Instrument No. 202655

Jan 2 *57*

1 **CERTIFIED**

FILED

2018 DEC 19 AM 9:06

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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5
6 SUPERIOR COURT OF THE STATE OF WASHINGTON
7 COUNTY OF ASOTIN

8 In re the Estate of:

9 PEGGY A. DUDLEY,

10 Deceased.

NO. 18-4-00099-02

LETTERS TESTAMENTARY

11
12 STATE OF WASHINGTON

13 County of Asotin

)
) ss.
)

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15 WHEREAS, the Last Will and Testament of PEGGY A. DUDLEY, deceased, was, on
16 December 19, 2018, duly exhibited, proven and recorded in our said
17 Superior Court; and,

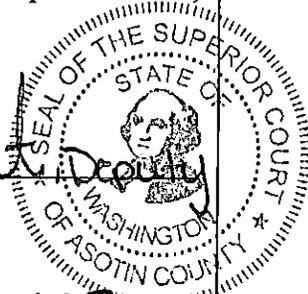
18 WHEREAS, it appears in and by said Will that THOMAS L. LEDGERWOOD was
19 appointed Personal Representative therein, and

20 WHEREAS, said THOMAS L. LEDGERWOOD was duly qualified as Personal
21 Representative,

22 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby
23 authorize the said THOMAS L. LEDGERWOOD to execute said Will according to law.

24 WITNESS, JANE RICHARDS, Judge of our said Superior Court,
and the seal of said Court hereto affixed this 19th day of December, 2018.

25
26 *Jane Richards*
Clerk of Superior Court



Ledgerwood & Burns

922 Sixth Street
Clarkston, WA 99403
(509) 758-1005

52034

5
ME

1 STATE OF WASHINGTON)
2 County of Asotin) ss.

3 I, McKenzie Kelley, County Clerk of the County of Asotin, State of Washington, and
4 ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby
5 certify that the within and foregoing is a full, true, and correct copy of the original Letters
6 Testamentary and of the whole thereof, as the same is 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.

7 WITNESS my hand and seal of said court this _____ day of December, 2018.

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County Clerk & Ex-officio Clerk of the
Superior Court

By: _____
Deputy

52034

STATE OF WASHINGTON)
County of Asotin) SS

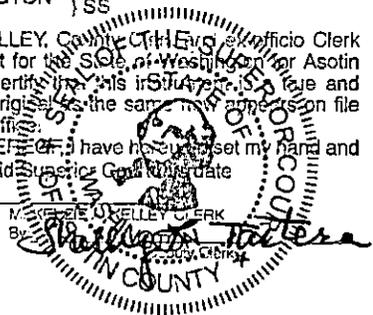
I, MCKENZIE A. KELLEY, County Clerk, ex officio Clerk of the Superior Court for the State of Washington for Asotin County, do hereby certify that this instrument is a true and correct copy of the original as the same now appears on file and of record in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court this date

2.12.19

MCKENZIE A. KELLEY, CLERK

By [Signature]
County Clerk



1770

STATE OF WASHINGTON)
County of Asotin) ss.

I, MCKENZIE A. KELLEY, County 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

2-18-19

MCKENZIE A. KELLEY CLERK
By: *[Signature]*
CLERK
ASOTIN COUNTY

52034