



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 and 2: Seller/Grantor (Margaret C. Vance, PR) and Buyer/Grantee (Perry J. Moser) information including names, addresses, and phone numbers.

Form section 3: Property address (1208 Maple Street, Clarkston, WA) and location details (Asotin County, Clarkston city).

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

Form section 6: Property classification questions (forest land, current use, historical property).

Form section 6 (continued): Notice of Continuance (FOREST LAND OR CURRENT USE) instructions and signature line.

Form section 6 (continued): Notice of Compliance (HISTORIC PROPERTY) instructions and signature line.

Form section 7: Personal property included in selling price.

Form section 7 (continued): Exemption information (WAC No., Reason for exemption).

Table with 2 columns: Description and Amount. Includes Gross Selling Price (\$127,000.00), Taxable Selling Price (\$127,000.00), Excise Tax (State: \$1,625.60, Local: \$317.50), and Total Due (\$1,948.10).

Form section 8: Signature lines for Grantor (Margaret C. Vance, PR) and Grantee (Perry J. Moser) with dates and cities.

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"

426389

That part of Lot 9 in Block Z of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 40 Official Records of Asotin County, Washington, more particularly described as follows:

Commencing at the Southeast corner of Lot 9 in Block Z of Vineland which is 25 feet West and 30 feet North of the monument at the intersections of 12th Street and Maple Street; Asotin County, Washington; thence running West 50 feet and parallel to the centerline of Maple Street to a point which is the True Point of Beginning; thence continuing West on this line a distance of 45 feet; thence deflect 90° right and run North to a point on the North line of the South half of the South half of said Lot 9; thence deflect 90° right and run East a distance of 45 feet along the North line of the South half of the South half of said Lot 9; thence deflect 90° right and run South to the True Point of Beginning. EXCEPTING THEREFROM the North 50 feet thereof

PSM
KRM

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3 **CERTIFIED**

FILED

2018 NOV 13 PM 3:07
MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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7 SUPERIOR COURT OF THE STATE OF WASHINGTON
8 COUNTY OF ASOTIN

9 In re the Estate of:
10 CAROLYN J. MASSEY,
11 Deceased.

NO. 18-4-00090-02
LETTERS TESTAMENTARY

12
13 STATE OF WASHINGTON
14 County of Asotin)
15) ss.

16 WHEREAS, the Last Will and Testament of CAROLYN J. MASSEY, deceased, was,
17 on November 13, 2018, duly exhibited, proven and recorded in our said Superior
18 Court; and,

19 WHEREAS, it appears in and by said Will that LINDA CAROL VANCE was appointed
20 Personal Representative and MARGARET C. VANCE was appointed as alternate Personal
21 Representative therein, and

22 WHEREAS, LINDA CAROL VANCE now lives in Arizona and is unable and unwilling
23 to serve as Personal Representative, and

24 WHEREAS, said MARGARET C. VANCE was duly qualified as Personal
25 Representative,

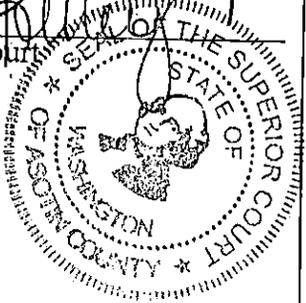
Ledgerwood & Burns
922 Sixth Street
Clarkston, WA 99403
(509) 758-1005

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NF
052062

1 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby
2 authorize the said MARGARET C. VANCE to execute said Will according to law.

3 WITNESS, TINA KERNAN, Judge of our said Superior Court,
4 and the seal of said Court hereto affixed this 13 day of November, 2018.

5
6 *McKenzie Kelley*
7 Clerk of Superior Court
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The seal is circular with a double border. The outer border contains the text "SEAL OF THE SUPERIOR COURT OF THE STATE OF WASHINGTON" at the top and "OF ASOTIN COUNTY" at the bottom, separated by two stars. The inner circle features a portrait of George Washington.

9 STATE OF WASHINGTON)
10 County of Asotin) ss.

11 I, McKenzie Kelley, County Clerk of the County of Asotin, State of Washington, and
12 ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby
13 certify that the within and foregoing is a full, true, and correct copy of the original Letters
14 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.

15 WITNESS my hand and seal of said court this _____ day of November, 2018.

18 _____
County Clerk & Ex-officio Clerk of the
Superior Court

19
20
21 By: _____
Deputy

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

3/14/19

MCKENZIE A. KELLEY, CLERK
By *[Signature]*
Deputy Clerk

