

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.

| | | | |
|---------------------------------|---|---------------------------------|--|
| 1 SELLER GRANTOR | Name <u>Dorothy Wahl, Personal Representative</u> | 2 BUYER GRANTEE | Name <u>Kenneth Valeo Schultz, Trustee</u> |
| | <u>Estate of Mary Ann Pavel, deceased</u> | | <u>Hayley Durelle Dawkins, Trustee</u> |
| | Mailing Address <u>1450 Wahl Rd.</u> | | Mailing Address <u>PO Box 1195</u> |
| | City/State/Zip <u>Genesee, ID 83832</u> | | City/State/Zip <u>Sisters, OR 97159</u> |
| Phone No. (including area code) | | Phone No. (including area code) | |

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

Name Kenneth Valeo Schultz, Trustee Hayley Durelle

Mailing Address _____

City/State/Zip _____

Phone No. (including area code) _____

| List all real and personal property tax parcel account numbers - check box if personal property | List assessed value(s) |
|---|----------------------------|
| <u>10043100700060000</u> <input type="checkbox"/> | <u>56,900.00</u> |
| <u>50043100700060040</u> <input checked="" type="checkbox"/> | <u>6,500.00</u> |
| _____ <input type="checkbox"/> | _____ |
| _____ <input type="checkbox"/> | _____ |

4 Street address of property: 1325 Perry Lane, 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):
09 Land with Mobile Home

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 Statutory Warranty Deed (SWD)

Date of Document 07/05/19

| | | |
|--------------------------------|------------------|-------------|
| Gross Selling Price \$ | <u>89,000.00</u> | |
| *Personal Property (deduct) \$ | <u>7,500.00</u> | |
| Exemption Claimed (deduct) \$ | <u>0.00</u> | |
| Taxable Selling Price \$ | <u>81,500.00</u> | |
| Excise Tax : State \$ | <u>1,043.20</u> | |
| Local \$ | <u>203.75</u> | |
| *Delinquent Interest: State \$ | <u>0.00</u> | |
| Local \$ | <u>0.00</u> | |
| *Delinquent Penalty \$ | <u>0.00</u> | |
| Subtotal \$ | <u>1,246.95</u> | |
| *State Technology Fee \$ | <u>5.00</u> | <u>5.00</u> |
| *Affidavit Processing Fee \$ | <u>0.00</u> | |
| Total Due \$ | <u>1,251.95</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 <u>Dorothy Wahl</u> | Signature of Grantee or Grantee's Agent <u>Kenneth Valeo Schultz</u> |
| Name (print) <u>Dorothy Wahl, Personal Representative</u> | Name (print) <u>Kenneth Valeo Schultz, Trustee</u> |
| Date & city of signing: <u>7.5.19, Clarkston, WA</u> | Date & city of signing: <u>7.5.19, 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)).

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JUL - 9 2019

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EXHIBIT "A"

436986

A tract of land located in part of Lot 7, Block PP of Vineland, Asotin County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Lot 7, which is common with the Southwest corner of Lot 2 of said Block PP; thence South 89°41' East a distance of 20.05 feet along the centerline of Perry Lane; thence South 3°50' East a distance of 20.05 feet to a point on the Southerly right of way line of Perry Lane, being the Point of Beginning; thence continue South 3°50' East a distance of 99.95 feet; thence South 72°35' East a distance of 105.30 feet; thence North 3°50' West a distance of 130.99 feet; thence North 89°41' West a distance of 98.4 feet along said right of way line to the Point of Beginning.

And

That part of Lot 7 of Block PP of Vineland, Asotin County, Washington, more particularly described as follows:

Commencing at the monument at the intersection of centerlines of Perry Lane and Toby Lane; thence South 66°44' West along the centerline of Perry Lane a distance of 181.50 feet; thence South 50°54' East a distance of 22.57 feet to a point on the South right of way line of Perry Lane; thence South 50°38' East a distance of 162.98 feet; thence North 86°12' East a distance of 101.25 feet to a point on the West line of Phillips Addition; thence North 4°18' West along said West line a distance of 50.64 feet; thence North 73°40' West (alternate bearing is North 72°35' West) a distance of 45.57 feet; thence North 4°55' West (alternate bearing is North 3°50' West) a distance of 120.00 feet to a point on the centerline of Perry Lane; thence Westerly along said centerline to the Place of Beginning.

Except

That part of Lot 7, Block PP of Vineland, Asotin County, Washington, more particularly described as follows:

Commencing at the monument at the intersection of centerlines of Perry Lane and Toby Lane; thence South 66°44' West along the centerline of Perry Lane a distance of 181.50 feet; thence South 50°54' East a distance of 22.57 feet to a point on the South right of way line of Perry Lane; thence South 50°38' East an distance of 162.98 feet; thence North 86°12' East a distance 86.25 feet; thence continue North 86°12' East a distance of 15.00 feet to a point on the West line of Phillips Addition; thence North 4°18' West along said West line 50.64 feet; thence North 73°40' West a distance of 16.03 feet; thence South 4°18' East a distance of 56.16 feet to the True Place of Beginning.

1 CONFORMED COPY
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FILED

2018 NOV -2 AM 11:05

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

8 SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY
9

10 In re the Estate of:) No. 18 - 4 - 00087 - 02
11)
12 MARY ANN PAVEL,) LETTERS TESTAMENTARY
13 Deceased.) WITH NONINTERVENTION
14 POWERS

15
16 WHEREAS, the Last Will and Testament of Mary Ann Pavel, deceased, was on the
17 2nd day of Nov, 2018, duly exhibited, proven, and recorded in our said Superior
18 Court;

19 WHEREAS, Dorothy Wahl is the person nominated as Personal Representative in said
20 Will;

21 WHEREAS, Dorothy Wahl has petitioned this court to be appointed Personal
22 Representative thereof; and

23 WHEREAS, this court has entered an order granting nonintervention powers to the
24 Personal Representative,
25
26
27
28

5
MF

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

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

52344

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

5 WITNESS, Thomas L. Ledgerwood,
6 Commissioner of our Superior Court, and the
7 seal of said Court hereto affixed this 2nd day
8 of NOV, 2018.

9 McKenzie Kelley
10 Clerk of the Superior Court



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

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

20 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said
21 Superior Court this ____ day of _____, 2018.

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

25 By _____
26 Deputy
27
28

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

2

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