

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

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

SELLER GRANTOR	1 Name <u>Estate of Donald L. Campbell</u>	BUYER GRANTEE	2 Name <u>Verlee J. Campbell</u>
	Verlee J. Campbell, Personal Representative		
	Mailing Address <u>2855 24th Street</u>		Mailing Address <u>2855 24th Street</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		121703010000000000	<input type="checkbox"/> 212,200.00
Mailing Address			<input type="checkbox"/> 0.00
City/State/Zip			<input type="checkbox"/> 0.00
Phone No. (including area code)			<input type="checkbox"/> 0.00

4 Street address of property: 2855 24th Street
This property is located in Asotin County

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)
Please see attached Exhibit A and incorporated herein.

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)? YES NO

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 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) NEW 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-202(6)(f)
Reason for exemption
Transfer of real property within a probate for the Estate of Donald L. Campbell, Asotin County Cause no. 19-4-00050-02

Type of Document Personal Representative's Deed
Date of Document 4/6/20 1/10/2020

Gross Selling Price \$ 212,200.00
*Personal Property (deduct) \$ _____
Exemption Claimed (deduct) \$ 212,200.00
Taxable Selling Price \$ 0.00

Excise Tax: State
Less than \$500,000.01 at 1.1% \$ 0.00
From \$500,000.01 to \$1,500,000 at 1.28% \$ 0.00
From \$1,500,000.01 to \$3,000,000 at 2.75% \$ 0.00
Above \$3,000,000 at 3.0% \$ 0.00
Agricultural and timberland at 1.28% \$ 0.00

Total Excise Tax: State \$ 0.00
Local \$ 0.00
*Delinquent Interest: State \$ 0.00
Local \$ 0.00
*Delinquent Penalty \$ 0.00
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 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 Verlee J. Campbell Signature of Grantee or Grantee's Agent Verlee J. Campbell
Name (print) Verlee J. Campbell, Personal Representative Name (print) Verlee J. Campbell
Date & city of signing Jan 10 2020 Clarkston Date & city of signing Jan 10 2020 Clarkston WA

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)).

PAID
JAN 21 2020
ASOTIN COUNTY
TREASURER

052877

Exhibit A

Lot 10, Block 3 of FAIRVIEW ESTATE ADDITION, according to plat recorded in Book E of Plats, page 27, in Asotin County, Washington.

SUBJECT TO: Affect of Right of Way Easements, including the terms and conditions thereof, recorded April 4, 1906 in Book R of Deeds, page 292, and December 29, 1967, under Instrument No. 100261, records of Asotin County, Washington. (Record does not disclose specific location.)

SUBJECT TO: Right of Way Easement, including the terms and conditions thereof, granted by George T.P. Blakkolb and Mary Josephine Blakkolb, also known as Josephine Blakkolb, husband and wife, to THE WASHINGTON WATER POWER COMPANY, a corporation recorded April 24, 1959, under Instrument No. 71570, records of Asotin County, Washington.

SUBJECT TO: The above easement was assigned to CLARKSTON CENTRAL WATER SUPPLY. INC., a corporation, by assignment recorded February 8, 1983, under Instrument No. 158115, records of Asotin County, Washington.

SUBJECT TO: Protective Covenants, including the terms and conditions thereof recorded November 11, 1973, under Instrument No. 118095, records of Asotin County, Washington.

SUBJECT TO: All Rights of way for public utilities and public roads as the same now exist over and across the herein described property.

Parcel No.: 1-217-03-010-0000-0000

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FILED

2019 JUL -2 PM 5:27

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

CERTIFIED

SUPERIOR COURT OF WASHINGTON
COUNTY OF ASOTIN

In Re the Estate of:

DONALD L. CAMPBELL,

Deceased.

NO. 19-4-00050-02

LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Asotin) ss.
)

WHEREAS, the Last Will and Testament of DONALD L. CAMPBELL, deceased, was, on July 2, 2019, duly exhibited, proven and recorded in our said Superior Court; and,

WHEREAS, it appears in and by said Will that VERLEE J. CAMPBELL, was appointed personal representative therein, and

WHEREAS, said VERLEE J. CAMPBELL, was duly qualified as such Personal Representative,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we hereby authorize the said VERLEE J. CAMPBELL, to execute said Will according to law.

WITNESS, TINA KERNAN, Judge of our said Superior Court, and the seal of said Court hereto affixed this 2nd day of July, 2019.

Tricia Lewis DePinto
Clerk of Superior Court



Brooke Burns LLP
608 Chestnut Street
Clarkston, WA 99403
(509) 758-1005

LETTERS TESTAMENTARY 1

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2
3 STATE OF WASHINGTON)
4 County of Asotin) ss.

5 I, MCKENZIE KELLEY, County Clerk of the County of Asotin, State of Washington, and
6 ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby
7 certify that the within and foregoing is a full, true, and correct copy of the original Letters
8 Testamentary and of the whole thereof, as the same is now on file and of record in the above-
9 entitled cause in my office and custody. Said Letters have never been revoked and are still in full
10 force and effect.

11 WITNESS my hand and seal of said court this 2nd day of July, 2019.

12 _____
13 County Clerk & Ex-officio Clerk of the
14 Superior Court

15 By: *hickman*
16 Deputy

