

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.

PLEASE TYPE OR PRINT

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

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Jeanette Andrews-Hudgins</u>	BUYER GRANTEE	2 Name <u>Harry L. Pearsall</u>
	Estate of Robert Jerry Hudgin		Mary C. Pearsall
	Mailing Address <u>759 Pauline Dr.</u>		Mailing Address <u>2639 Palouse Court</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: Same as Buyer/Grantee

Name _____

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>1-136-02-009-0000-0000</u> <input type="checkbox"/>	<u>110,400.00</u>
<input type="checkbox"/>	<u>0.00</u>
<input type="checkbox"/>	<u>0.00</u>

Street address of property: 2639 Palouse Court, Clarkston, WA

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)

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)?

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

Is this property designated as forest land per chapter 84.33 RCW?

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?

Is this property receiving special valuation as historical property per chapter 84.26 RCW?

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

PAID

PRINT NAME

JAN 29 2020

ASOTIN COUNTY
TREASURER

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

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

Date of Document 1/27/20

Gross Selling Price \$	<u>156,500.00</u>
*Personal Property (deduct) \$	_____
Exemption Claimed (deduct) \$	_____
Taxable Selling Price \$	<u>156,500.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>1,721.50</u>
From \$500,000.01 to \$1,500,000 at 1.28% \$	<u>0.00</u>
From \$1,500,000.01 to \$3,000,000 at 2.75% \$	<u>0.00</u>
Above \$3,000,000 at 3.0% \$	<u>0.00</u>
Agricultural and timberland at 1.28% \$	<u>0.00</u>
Total Excise Tax: State \$	<u>1,721.50</u>
<u>0.0025</u> Local \$	<u>391.25</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>2,112.75</u>
*State Technology Fee \$	<u>5.00</u>
*Affidavit Processing Fee \$	<u>0.00</u>
Total Due \$	<u>2,117.75</u>

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

Signature of Grantor or Grantor's Agent Jeanette Andrews-Hudgins

Name (print) Jeanette Andrews-Hudgins

Date & city of signing 01/28/2020, Clarkston, WA

Signature of Grantee or Grantee's Agent Harry L. Pearsall

Name (print) Harry L. Pearsall

Date & city of signing 01/28/2020, 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)).

FILED

2019 NOV -7 PH 1:39

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON
FOR ASOTIN COUNTY

Estate of

ROBERT J. HUDGINS,

Deceased.

NO. 19 - 4 - 00080 - 02

LETTERS OF ADMINISTRATION
(RCW 11.28.100)

The above named Decedent died intestate leaving property in this state subject to administration.

JEANETTE A. HUDGINS is appointed by the Court as Administrator and authorized to administer the estate according to law.

Witness my hand and the seal of this Court on

Clerk of the Superior Court

By: *Hicki Jones*
Deputy Clerk



Jones, Brower & Callery, P.L.L.C.
1304 Idaho Street, P.O. Box 854
Lewiston, ID 83501
(208) 743-3591
Facsimile: (208) 746-9553

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NF

STATE OF WASHINGTON)

County of Asotin) : ss.

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

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

County Clerk & Ex-officio
Clerk of the Superior Court

By _____
Deputy

the following described real estate, situated in the County of Asotin, State of Washington:

Lot 9 in Block Two of Stember Addition according to the official plat thereof, filed in Book D of Plats at Page(s) 23
Official Records of Asotin County, Washington.

52903