

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

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.

This form is your receipt
when stamped by cashier.

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.

PLEASE TYPE OR PRINT

SELLER GRANTOR	1 Name <u>Dennis D. Campbell, Personal Rep. of the Estate of Dorothy A. Campbell</u>	BUYER GRANTEE	2 Name <u>Dennis D. Campbell and Deanna Lavonne Barkowski, each an undivided 1/2 interest</u>
	Mailing Address <u>1309 Fair Street</u>		Mailing Address <u>c/o 1309 Fair Street</u>
	City/State/Zip <u>Clarkston, WA 99403</u>		City/State/Zip <u>Clarkston, WA 99403</u>
	Phone No. (including area code) <u>(509) 254-1219</u>		Phone No. (including area code) <u>(509) 254-1219</u>
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 _____		List assessed value(s)	
Mailing Address _____		<u>1-004-21-001-0004</u> <input type="checkbox"/>	<u>107,100.00</u>
City/State/Zip _____		<u>1-004-26-002-0003</u> <input type="checkbox"/>	<u>113,800.00</u>
Phone No. (including area code) _____		<u>1-004-26-003-0006</u> <input type="checkbox"/>	<u>50,400.00</u>
			<u>0.00</u>

4 Street address of property: 1309 Fair Street and 1317 Highland Avenue, Clarkston, WA 99403

This property is located in Clarkston

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 the attached Exhibit A.

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 1-40 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) WAC 458-61A-2020 (6)(f)

Reason for exemption _____

Inheritance.

Type of Document Personal Representative's Deed

Date of Document 01/30/2020

Gross Selling Price \$ 271,300.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ 271,300.00

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

0.0025 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 Dennis Campbell Signature of Grantee or Grantee's Agent Dennis Campbell

Name (print) Dennis D. Campbell, Personal Rep. Name (print) Dennis D. Campbell

Date & city of signing 01/30/2020, Clarkston Date & city of signing 01/30/2020, Clarkston

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)).

CK 1015
Campbell BF

ASOTIN CO. TREASURER

052908

Exhibit A

The West 33 feet of the North 198 feet of Lot 1 and the East 42 feet of the North 198 feet of Lot 2 of Block "FF" of Vineland, Asotin County, Washington, according to the recorded plat thereof, measurements being from the centerline of Fair Street.

Tax Parcel No. 1-004-21-001-0004

Commencing at a point on the centerline of Highland Avenue at the Northwest corner of Lot 2 of Block "KK" of Vineland, Asotin County, Washington, continue east for a distance of 185 feet to a point on the said centerline, which is the TRUE POINT OF BEGINNING; thence South along the East boundary line of said Lot 2 a distance of 420.42 feet; thence deflect right 90° a distance of 185 feet; thence deflect right 90° a distance of 178 feet; thence deflect right 90° a distance of 100.00 feet; thence deflect left 90° a distance of 241.42 feet to centerline of Highland Avenue; thence deflect right 90° a distance of 85 feet to the point of beginning.

Tax Parcel No. 1-004-26-002-0003

Part of Lot 3 of Block "KK" of Vineland, Asotin County, Washington, more particularly described as follows: Commencing at the Northeast corner of said Lot 3, said lot being on the centerline of Highland Avenue; thence South along the East lot line of said Lot 3 for a distance of 253.0 feet to the true place of beginning; thence continue South for a distance of 258.5 feet; thence N.79°16½'W. for a distance of 90.58 feet; thence North for a distance of 241.64 feet; thence East for a distance of 89.0 feet to the true place of beginning, records of Asotin County, Washington. EXCEPTING THEREFROM the North four (4) feet of said parcel.

Tax Parcel No. 1-004-26-003-0006

CERTIFIED

FILED

2018 NOV -2 AM 11:10

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:)	No. 18 - 4 - 00088 - 02
)	
DOROTHY A. CAMPBELL,)	LETTERS TESTAMENTARY
)	WITH NONINTERVENTION
Deceased.)	POWERS

WHEREAS, the Last Will and Testament of Dorothy A. Campbell, deceased, was on the 2nd day of November, 2018, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Dennis D. Campbell is the person nominated as Personal Representative in said Will;

WHEREAS, Dennis D. Campbell has petitioned this court to be appointed Personal Representative thereof; and

WHEREAS, this court has entered an order granting nonintervention powers to the Personal Representative,

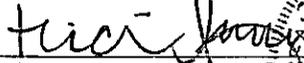
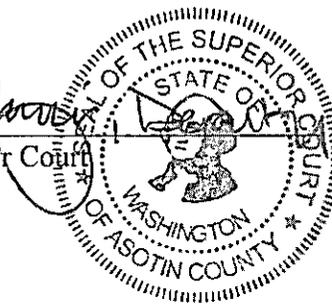
LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS 1

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

52908

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

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

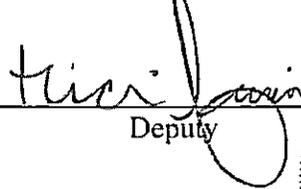
9 
10 Clerk of the Superior Court 

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 2nd day of November, 2018.

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

25 By 
26 Deputy 

27
28
LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Law Office of
David A. Gittins
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