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MCKENZIE A. KELLEY  
COUNTY CLERK  
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

IN THE MATTER OF THE ESTATE OF )  
CLINTON JAMES HENDERSON, ) NO. 19-4-00083-02  
Deceased. ) LETTERS OF ADMINISTRATION

STATE OF WASHINGTON )  
County of Whitman ) ss.

WHEREAS, CLINTON JAMES HENDERSON, late of Latah County, Idaho, died intestate on or about the 15<sup>th</sup> day of April, 2019, leaving at the time of his death property in this state subject to administration.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS, that we do hereby appoint JOANN HENDERSON Administrator upon said Estate, and whereas said Administrator has qualified, hereby authorize her to administer the same according to law.

H  
CN

WITNESS my hand and the seal of said Court this 15 day of November, 2019.

CLERK OF SAID SUPERIOR COURT

By: Cheyenne Nelson  
DEPUTY



52976

EXHIBIT A

Parcel No. 10460005500010000

1212 4th St, Asotin

The North half of Lot 54 and the East half of the North half of Lot 55 of O'Keefe's Addition to the Town of Asotin according to plat recorded in Book B of Plats, page 33, in Asotin County, Washington.

Parcel No. 10012501100000000

609 th St., Clarkston

Lot Eleven (11) of Block Twenty-Five (25), of Clarkston, according to plat recorded in Book B of Plats, page 10, in Asotin County, Washington

Parcel No. 10013000700000000

621 4th St, Clarkston

Lot 7 of Block 30 of Clarkston, according to plat recorded in Book B of Plats, page 11, in Asotin County, Washington.

Parcel No. 10490004300000000

Asotin Creek Rd. property

That part of the Northeast Quarter of the Southwest Quarter of Section 19, Township 10 North, Range 46 East of the Willamette Meridian, Asotin County, Washington, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 19, Township 10 North, Range 46 EWM; running thence West a distance of 408 feet; thence South a distance of 261.7 feet; thence South 55°0' West a distance of 269.8 feet; thence South a distance of 583.6 feet; thence North 71°8' East a distance of 664.7 feet to the East line of the Northeast Quarter of the Southwest Quarter, Section 19, Township 10 North, Range 46 EWM; thence North a distance of 785 feet to the place of beginning.

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**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.

<b>1</b> SELLER GRANTOR	Name <u>Joann Henderson, Administrator of the</u>	<b>2</b> BUYER GRANTEE	Name <u>Joann Henderson</u>
	Estate of Clinton James Henderson		
	Mailing Address <u>1033 Blue Heron Ln.</u>		Mailing Address <u>1033 Blue Heron Ln.</u>
	City/State/Zip <u>Moscow, ID 83843</u>		City/State/Zip <u>Moscow, ID 83843</u>
	Phone No. (including area code) <u>(208) 882-9523</u>		Phone No. (including area code) <u>(208) 882-9523</u>
<b>3</b>	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 <u>Joann Henderson</u>		<u>10460005500010000</u> <input type="checkbox"/>	List assessed value(s) <u>149,800 0.00</u>
Mailing Address <u>1033 Blue Heron Ln.</u>		<u>10012501100000000</u> <input type="checkbox"/>	<u>63,800 0.00</u>
City/State/Zip <u>Moscow, ID 83843</u>		<u>10013000700000000</u> <input type="checkbox"/>	<u>50,600 0.00</u>
Phone No. (including area code) <u>(208) 882-9523</u>		<u>10490004300000000</u> <input type="checkbox"/>	<u>500,600 0.00</u>

Street address of property: See attached Exhibit A

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 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 84.33.140 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 (b) (f)

Reason for exemption \_\_\_\_\_

Inheritance \_\_\_\_\_

Type of Document Deed of Personal Representative ADMINISTRATION

Date of Document 2-24-20

Gross Selling Price \$	<u>1.00</u>
*Personal Property (deduct) \$	<u>1.00</u>
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	<u>0.00</u>
Excise Tax: State	
Less than \$500,000.01 at 1.1% \$	<u>0.00</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>0.00</u>
<u>0.0025</u> Local \$	<u>0.00</u>
*Delinquent Interest: State \$	<u>0.00</u>
Local \$	<u>0.00</u>
*Delinquent Penalty \$	<u>0.00</u>
Subtotal \$	<u>0.00</u>
*State Technology Fee \$	<u>5.00</u>
Affidavit Processing Fee \$	<u>5.00</u>
Total Due \$	<u>10.00</u>

0202

**PAID**

FEB 28 2020

ASOTIN COUNTY  
TREASURER

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 Joann Henderson

Signature of Grantee or Grantee's Agent Joann Henderson

Name (print) Joann Henderson, Administrator

Name (print) Joann Henderson

Date & city of signing Feb. 24, 2020 Moscow, ID

Date & city of signing Feb 24, 2020 Moscow, ID

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)).