

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>John E. Ford, deceased</u>	BUYER GRANTEE	2 Name <u>Dorothy E. Ford, a widow</u>
	Mailing Address _____		Mailing Address <u>2870 Juniper Dr Apt 252</u>
	City/State/Zip _____		City/State/Zip <u>Lewiston ID 83501</u>
	Phone No. (including area code) _____		Phone No. (including area code) <u>208-743-5156</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 _____		1-004-25-008-0001-0000 <input type="checkbox"/>	List assessed value(s) 150600
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	

4 Street address of property: 1481 Libby St, 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)
The West 78 feet of the North 213 feet of Lot 8 in Block JJ of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 14, records of Asotin County, Washington.

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) WAC 458-61A-202(6)(h)
Reason for exemption
Transfer of community property interest to surviving spouse via Lack of Probate Affidavit

Type of Document Lack of Probate Affidavit
Date of Document 3-19-20

Gross Selling Price \$	150600
*Personal Property (deduct) \$	0
Exemption Claimed (deduct) \$	150600
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
<u>0.0000</u> 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

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

PAID
APR 28 2020
ASOTIN COUNTY
TREASURER

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

Signature of Grantor or Grantor's Agent Dorothy E. Ford Signature of Grantee or Grantee's Agent Dorothy E. Ford
Name (print) Dorothy E. Ford, Surviving Spouse Name (print) Dorothy E. Ford
Date & city of signing 4-16-2020 Date & city of signing 4-16-2020

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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3. John E. Ford signed his Last Will and Testament on July 24, 1985, in which he left everything to Dorothy E. Ford as his wife if she survived him, which she did. A certified copy of John E. Ford's death certificate is attached as **Exhibit A**.

4. Dorothy E. Ford, as beneficiary under the Will, is the lawful surviving heir and owner of the following-described real property which was given to Dorothy E. Ford as a bequest under John E. Ford's Last Will and Testament:

The West 78 feet of the North 213 feet of Lot 8 in Block JJ of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 14, records of Asotin County, Washington.

Property Tax Parcel #1-004-25-008-0001-0000

5. This Affidavit is made solely to induce the title insurance company to insure title to real property in which decedent held an interest at the time of his death, and to comply with the provisions of WAC 458-61A-202(6)(i).

Dated this 19 day of March, 2020.

DOROTHY E. FORD

By: Deborah K. Smith
DEBORAH K. SMITH, Attorney-in-Fact

STATE OF WASHINGTON)
)
) :ss
County of Asotin)

On this 19th day of March, 2020, before me personally appeared Deborah K. Smith, to me known to be the Attorney-in-Fact of Dorothy E. Ford, and acknowledged the within and foregoing instrument to be the free and voluntary act and deed of said entity for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public for Washington
Residing at Clarkston
My appointment expires June 9, 2023

