

REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

| | | | |
|---|--|---|--|
| 1 SELLER GRANTOR | Name <u>Sandra Henney, Guardian</u> | 2 BUYER GRANTEE | Name <u>Jocelyn Lozano</u> |
| | <u>Estate of Marianne Nash</u> | | <u>Susan Stange</u> |
| | Mailing Address <u>419 NW 3rd Street</u> | | Mailing Address <u>220 Chestnut St</u> |
| | City/State/Zip <u>Fruitland ID 83619</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 <u>Jocelyn Lozano Susan Stange</u> | | <u>10010202400010000</u> <input type="checkbox"/> | |
| Mailing Address _____ | | _____ <input type="checkbox"/> | |
| City/State/Zip _____ | | _____ <input type="checkbox"/> | |
| Phone No. (including area code) _____ | | _____ <input type="checkbox"/> | |
| | | List assessed value(s) <u>109,300.00</u> | |

4 Street address of property: 220 Chestnut Street, Clarkston, WA

This property is located in unincorporated Asotin County OR within city of 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.

Lots 23 and 24, EXCEPT the West 66 feet thereof, in Block 2 of Clarkston according to the official plat thereof, filed in Book A of Plats at Page(s) 17 1 2, 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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | |
|---|--------------------------|-------------------------------------|
| | YES | NO |
| Is this property designated as forest land per chapter 84.33 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is this property receiving special valuation as historical property per chapter 84.26 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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) 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) _____

Reason for exemption _____

| | | |
|-----------------------------|--------------------------------------|-------------------------|
| Type of Document | <u>Statutory Warranty Deed (SWD)</u> | |
| Date of Document | <u>06/11/20</u> | |
| Gross Selling Price | \$ | <u>165,000.00</u> |
| *Personal Property (deduct) | \$ | <u>0.00</u> |
| Exemption Claimed (deduct) | \$ | <u>0.00</u> |
| Taxable Selling Price | \$ | <u>165,000.00</u> |
| Excise Tax : State | \$ | <u>1,815.00</u> |
| Local | \$ | <u>412.50</u> |
| *Delinquent Interest: State | \$ | <u>0.00</u> |
| Local | \$ | <u>0.00</u> |
| *Delinquent Penalty | \$ | <u>0.00</u> |
| Subtotal | \$ | <u>2,227.50</u> |
| *State Technology Fee | \$ | <u>5.00</u> <u>5.00</u> |
| *Affidavit Processing Fee | \$ | <u>0.00</u> |
| Total Due | \$ | <u>2,232.50</u> |

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 <u>[Signature]</u> | Signature of Grantee or Grantee's Agent <u>[Signature]</u> |
| Name (print) <u>Sandra Henney, Guardian</u> | Name (print) <u>Jocelyn Lozano</u> |
| Date & city of signing: <u>6/12/2020, Clarkston, WA</u> | Date & city of signing: <u>6/12/2020, Clarkston, WA</u> |

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)).

REV 84 0001a (6/26/14) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

ATEC CLK# 331002

PAID
JUN 15 2020
ASOTIN COUNTY
TREASURER

053206

FILED

2019 DEC -3 PM 1:38

MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Guardianship of:

No. 19-4-00068-02

MARIANNE NASH,

LETTERS OF GUARDIANSHIP
(LTRGDN)

An Alleged Incapacitated Person.

Letters Expire on May 3, 2021

These Letters of Guardianship provide official verification of the following:

On December 3, 2019, the Court appointed Sandra Henney to serve as Full Guardian of the Person and Full Guardian of the Estate for Marianne Nash, an incapacitated person.

The Guardian has fulfilled all legal requirements to serve, including, but not limited to: taking and filing the oath; filing the bond consistent with the court's order; filing any blocked account agreement consistent with the court's order; and appointing a resident agent for a nonresident guardian.

The Court, having found the Guardian duly qualified, now makes it known the appointed Guardian is authorized as the Guardian for the incapacitated person.

The next filing and reporting deadline in this matter is on March 3, 2021.

These Letters expire and are no longer valid on the date in the caption.

These Letters can only be renewed by a new court order. If the court grants an extension, new Letters will be issued.

LETTERS OF GUARDIANSHIP
(LTRGDN) GDN 04.0250 (01/2013)
RCW 11.88.127

Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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Witness the Honorable Gary J. Libey, Judge Pro Tem of Superior Court, and the seal of the Court affixed on December 3, 2019.

McKenzie Kelley, Clerk of Asotin County Superior Court

By: McKenzie Kelley, Deputy Clerk



State of Washington)
County of Asotin)ss.

I, McKenzie Kelley, Clerk of the Superior Court of Asotin County, Washington State, certify that this document represents true and correct Letters of Guardianship in the above entitled case, entered on December 3, 2019.

These Letters remain in full force and effect until the date the Letters expire, as provided above. The seal of the Superior Court has been affixed and witnessed by my hand on December 3, 2019.

McKenzie Kelley, Clerk of Asotin County Superior Court

By: _____, Deputy Clerk

53206