

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

Check box if partial sale, indicate % 1/5 sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Andrew P. Montgomery and Wyatt Winters, as Co-Personal Representatives of the Estate of Rufus C. Winters, Deceased
Mailing address 645 SW Viewmont Drive
City/state/zip Portland, OR 97225
Phone (including area code) _____

2 Buyer/Grantee

Name Andrew P. Montgomery, Michelle Montgomery, and Eric J. Montgomery
Mailing address 645 SW Viewmont Drive
City/state/zip Portland, OR 97225
Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Andrew P. Montgomery, Michelle Montgomery and Eric J. Montgomery
Mailing address 645 SW Viewmont Dr
City/state/zip Portland, OR 97225

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
SEE ATTACHED	<input type="checkbox"/>	\$ 0.00
_____	<input type="checkbox"/>	\$ 0.00
_____	<input type="checkbox"/>	\$ 0.00

4 Street address of property 28376 Peola Rd., Clarkston, WA 99403-9732

This property is located in Asotin (for unincorporated locations please select your 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 you need more space, attach a separate sheet to each page of the affidavit).

SEE ATTACHED

5 83 - Agriculture classified under current use cha

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) Yes No

6 Is this property designated as forest land per RCW 84.33? Yes No
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Yes No

Is this property receiving special valuation as historical property per RCW 84.26? 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 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.
Dan Waller 10/10/22
Deputy assessor signature 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) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE
Signature Eric Montgomery Signature _____
Print name ERIC MONTGOMERY 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 number (section/subsection) 458-61A-202(b)(6)(E)
Reason for exemption

Transfer to heirs by inheritance

Type of document PR's Special Warranty Deed
Date of document 7-26-22

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
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%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	0.00
0.0075 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 agent Andrew P. Montgomery and Wyatt Winters Signature of grantee or agent Andrew P. Montgomery
Name (print) Andrew P. Montgomery and Wyatt Winters, Co-PR's Name (print) Andrew P. Montgomery, Individually
Date & city of signing 7-26-22 Portland / 8-1-22 Richland Date & city of signing 7-26-22 Portland

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

ASOTIN REETA ATTACHMENT

Tax Parcel No(s): 2-010-44-028-6600-0000, 2-010-44-029-0000-0000,
2-010-44-030-1400-0000, 2-010-44-030-4500-0000,
2-010-44-031-9000-0000, 2-010-44-032-0000-0000,
2-010-44-033-3200-0000

Abbreviated Legal: Sec 29 Yb Old Sq 1790 No B

The West Half of the West Half of Section 28.

All of Section 29.

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 30. The Southeast Quarter, the South Half of the Northeast Quarter, in the Northeast Quarter of the Northeast Quarter, the East Half of the West Half and Lots 2, 3 and 4 of Section 31.

All of Section 32.

The Northwest Quarter of the Southwest Quarter of Section 33, all in Township 10 North, Range 44 East of the Willamette Meridian.

All that portion of the South Half of the Southeast Quarter and of the Northwest Quarter of the Southeast Quarter of Section 30, Township 10 North, Range 44 East of the Willamette Meridian lying North and East of a line described as follows:

Beginning at a point on the East line of said Section 30, 427 feet North of the Southeast corner of said Section, thence North 64°54' West a distance of 1070 feet; thence North 65°54' West a distance of 461 feet; thence North 29°54' West a distance of 386 feet to the center of County road; thence continue North 29°54' West along said center line of county road a distance of 1400 feet; thence North 6°34' West along said center line a distance of 189 feet to where said center line of road intersects the North line of the Northwest Quarter of the Southeast Quarter of said Section, said point being 2185 feet West of the one-fourth Section corner between Sections 29 and 30, Township 10 North, Range 44 East of the Willamette Meridian, Asotin County, Washington.

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FILED

2021 DEC 30 AM 11:13

SCOTT G. WEBER, CLERK
CLARK COUNTY

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SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In Re the Matter of the Estate of:

NO. 21 4 01613 06

RUFUS C. WINTERS,

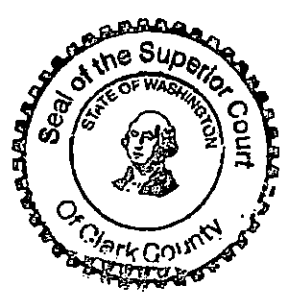
LETTERS TESTAMENTARY

Deceased.

WHEREAS, the last Will of Rufus Winters, Deceased, was on the 30 of December 2021, duly exhibited, proven and recorded in our said Superior Court, and WHEREAS it appears in and by the said Will that ANDREW P. MONTGOMERY and WYATT WINTERS are appointed as Co-Personal Representatives thereon, and whereas said ANDREW P. MONTGOMERY and WYATT WINTERS have duly qualified:

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Co-Personal Representatives to execute said Will according to law.

WITNESS my hand and the Seal of said Court this 30 day of DEC, 2021.



Scott G. Weber
Clerk of the Superior Court

By: [Signature]
Deputy

Beaty Hatch, PC
1112 Daniels Street
P O Box 54
Vancouver, Washington 98666
www.BeatyHatch.com
(360) 695-7909

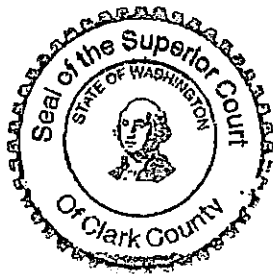
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2 STATE OF WASHINGTON)

3 County of Clark) : ss.

4 I, *Scott G. Weber*, County Clerk and Clerk of the above-entitled Court, do hereby certify
5 that the foregoing letters of testamentary have been by me duly recorded as required by law, and
6 that the above letters are a true and correct copy of the original on file and recorded in said office,
and that the same are still in full force and effect.

7 IN WITNESS WHEREOF, I have hereunto set my hand and official Seal of the above-
8 entitled Court this 30 day of Dec, 2021.



Scott G. Weber
Clerk of the Superior Court

By:

Jamie Verdrey
Deputy Clerk