

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

Only for sales in multiple location codes on or after April 1, 2022.
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.*

Form 84 0001a

Check box if partial sale, indicate % _____ sold. List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name Diane L. Loseth, PR Estate of Patrick Wayne Loseth aka Patrick W. Loseth
Mailing address 2366 Rolling Hills Drive
City/state/zip Clarkston, WA 99403
Phone (including area code) (509) 751-2500

2 Buyer/Grantee
Name Diane L. Loseth, an unmarried person
Mailing address 2366 Rolling Hills Drive
City/state/zip Clarkston, WA 99403
Phone (including area code) (509) 751-2500

3 Send all property tax correspondence to: Same as Buyer/Grantee
Name _____
Mailing address _____
City/state/zip _____

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>1-761-00-001-0000</u>	<input type="checkbox"/>	<u>50,800</u>
<u>1-761-00-002-0000</u>	<input type="checkbox"/>	<u>235,500</u>
<u>1-004-26-008-0008</u>	<input type="checkbox"/>	<u>126,000</u>

4 Street address of property 2049 13th Street, 2055 13th Street, and 1421 15th Street, Clarkston, WA
This property is located in Clarkston (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 Exhibit A attached hereto.

5 Select land use code(s) L1
Enter any additional codes _____
(see back of last page for instructions)

7 List all personal property (tangible and intangible) included in selling price.
None

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 its current use? If yes and the entire transfer involves parcels with different classifications, complete the predominate use calculator (see instructions). Yes No

If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection) 458-61A-202(6)(f)
Reason for exemption
Inheritance

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

Type of document Personal Representative's Deed
Date of document October 31, 2022

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.

Gross selling price	0.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	0.00
Excise tax: state	0.00
<u>0.0025</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

This land: does does not qualify for continuance.
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.

Signature of grantor or agent Diane L. Loseth Signature of grantee or agent Diane L. Loseth
Signature _____ Signature _____
Print name _____ Print name _____

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 Diane L. Loseth Signature of grantee or agent Diane L. Loseth
Name (print) Diane Loseth, PR Name (print) Diane Loseth
Date & city of signing October 31, 2022, Lewiston, ID Date & city of signing October 31, 2022, Lewiston, ID

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.

EXHIBIT A

Real property located in the County of Asotin, State of Washington

PARCEL 1: 2049 13th Street, Clarkston, Washington

Lot 1 of Loseth Addition, according to the record of survey recorded December 22, 2104, as Instrument No. 343305, records of Asotin County, Washington.

APN: 1-761-00-001-0000

PARCEL 2: 2055 13th Street, Clarkston, Washington

Lot 2 of Loseth Addition, according to the record of survey recorded December 22, 2014, as Instrument No. 343305, records of Asotin County, Washington.

APN: 1-761-00-002-0000

PARCEL 3: 1421 15th Street, Clarkston, Washington

The North 90 feet of the South 360 feet of the North 624 feet of the West half of Lot 8 in Block 'KK' of Vineland, according to the official plat thereof, filed in Book A of Plats at Page(s) 15 Official Records of Asotin County, Washington.

AND

The North 10 feet of the South 270 feet of the North 624 feet of the West half of Lot 8 in Block 'KK' of Vineland, according to the official plat thereof filed in Book A of Plats at Page(s) 15 Official Records of Asotin County, Washington.

Parcel No: 1-004-26-008-0008

EXHIBIT A - 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston ID 83501
(208)743-1516; Fax(208)746-2231

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CONFORMED COPY

FILED

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MCKENZIE A. KELLEY
COUNTY CLERK
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON
FOR THE COUNTY OF ASOTIN
IN PROBATE

<p>IN THE MATTER OF THE ESTATE</p> <p>OF</p> <p>PATRICK WAYNE LOSETH,</p> <p>Deceased.</p>	<p>Case No. <u>19-4-00075-02</u></p> <p>LETTERS TESTAMENTARY (RCW 11.28.090)</p>
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WHEREAS, the Last Will of Patrick Wayne Loseth was on October 24, 2019, duly exhibited, proven, and recorded in our Superior Court; and whereas, it appears that Diane L. Loseth has priority for appointment as personal representative; and whereas, Diane L. Loseth has duly qualified,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize Diane L. Loseth to execute such Will according to law, and without intervention of the Court except as provided by law.

LETTERS TESTATMENTARY -1-

Christopher J. Moore, WSBA# 19580
Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208) 743-1516; Fax: (208) 746-2231

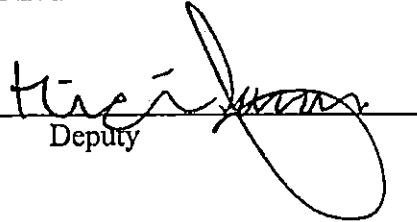
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WITNESS my hand and seal of this Court this 26th day of October, 2019.

SUPERIOR COURT CLERK

By 
Deputy

STATE OF WASHINGTON)
 : ss.
County of Asotin)

I, McKenzie Kelley, County Clerk of the County of Asotin, State of Washington, an ex-officio Clerk of the Superior Court of the State of Washington for Asotin County, do hereby certify that the within and foregoing is a full, true and correct copy of the Letters Testamentary and of the whole thereof, as the same are now on file and of record in the above-entitled cause in my office and custody. Said Letters have never been revoked and are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this Court Superior Court this _____ day of _____, 201__.

County Clerk & Ex-officio
Clerk of the Superior Court

By _____

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