

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

Only for sales in a single location code on or after November 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.*

Check box if partial sale, indicate % \_\_\_\_\_ sold.

List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name Dawn LaRae Merrill as Personal Representative of the Estate of James B. Merrill, deceased  
Mailing address 1348 6th St  
City/state/zip Clarkston WA 99403  
Phone (including area code) (509) 751-6999

**2 Buyer/Grantee**

Name Dawn LaRae Merrill, a widow  
Mailing address 1348 6th St  
City/state/zip Clarkston WA 99403  
Phone (including area code) (509) 751-6999

**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>6-001-20-012-0000-0000</u>	<input type="checkbox"/>	<u>\$ 158,900.00</u>
<u>1-003-07-016-0003-0000</u>	<input type="checkbox"/>	<u>\$ 186,000.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4 Street address of property** 724 6th St and 1348 6th St, Clarkston, WA 99403

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).

Please see attached Exhibit A.

**5** 61 - Finance, insurance, and real estate services

Enter any additional codes 11  
(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.

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 \_\_\_\_\_ Signature \_\_\_\_\_  
Print name \_\_\_\_\_ 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) WAC 458-61A-202(6)(f)  
Reason for exemption \_\_\_\_\_

Transfer by inheritance under Will probated under Asotin County Superior Court Cause No. 21-4-00076-02.

Type of document Personal Representative's Deed  
Date of document December 02, 2022

Gross selling price	<u>344,900.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>344,900.00</u>
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%	<u>0.00</u>
Agricultural and timberland at 1.28%	<u>0.00</u>
Total excise tax: state	<u>0.00</u>
0.0025 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>

PAID

DEC - 7 2022

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 agent Dawn LaRae Merrill  
Name (print) Dawn LaRae Merrill, Personal Representative  
Date & city of signing 12/2/2022 Clarkston, WA

Signature of grantee or agent Dawn LaRae Merrill  
Name (print) Dawn LaRae Merrill  
Date & city of signing 12/2/2022 Clarkston, WA

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)).

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EXHIBIT A

Legal Description

Parcel 1:

Lot 12 of Block 20 of CLARKSTON according to the recorded plat thereof, records of Asotin County, Washington.

SUBJECT TO: All right of way for public utilities and public roads as the same now exist over and across the herein described property.

Tax Parcel No. 6-001-20-012-0000-0000

more commonly known as 724 6<sup>th</sup> St, Clarkston, WA 99403.

Parcel 2:

The South 75 feet of the East half of Lot 16, Block 7 South of Clarkston according to plat recorded in Book B of Plats, page 41, in Asotin County, Washington.

SUBJECT TO: Easement of record.

Tax Parcel No. 1-003-07-016-0003-0000

more commonly known as 1348 6<sup>th</sup> St, Clarkston, WA 99403.

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CERTIFIED

FILED

2021 OCT 12 PM 7:23  
MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 21-4-00076-02

JAMES B. MERRILL,

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of James B. Merill, deceased, was on the 12<sup>th</sup> day of October, 2021, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Dawn LaRae Merill is the person nominated as Personal Representative in said Will;

WHEREAS, Dawn LaRae Merill has petitioned this court to be appointed Personal Representative thereof; and

WHEREAS, this court has entered an order granting nonintervention powers to the Personal Representative,

NOW, THEREFORE, know all people by these presents, that we do hereby authorize the said Dawn LaRae Merill to execute the terms of the Will with nonintervention powers according to law.

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

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

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WITNESS, Brooke J. Burns, Judge of our Superior Court, and the seal of said Court hereto affixed this 12<sup>th</sup> day of October, 2021.

*Tricia Lynn Dwyer*  
Clerk of the Superior Court



STATE OF WASHINGTON )  
                                      : ss.  
County of Asotin       )

I, McKenzie A. Campbell, County Clerk of the County of Asotin, State of Washington, and 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 said Superior Court this 12<sup>th</sup> day of October, 2021.

\_\_\_\_\_  
County Clerk & Ex-Officio Clerk of  
the Superior Court

By *Tricia Lynn Dwyer*  
Deputy



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