

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

Only for sales in a single location code on or after July 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 Tinarene K. Kamaka, as Personal Representative of the Estate of Maurice Edward McGuckin  
Mailing address P.O. Box 2008  
City/state/zip Clarkston, Washington 99403  
Phone (including area code) 509-758-3125

**2 Buyer/Grantee**

Name Tinarene K. Kamaka, and unmarried woman  
Mailing address P.O. Box 2008  
City/state/zip Clarkston, Washington 99403  
Phone (including area code) 509-758-3125

**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>1-239-00-003-0000-0000</u>	<input type="checkbox"/>	<u>\$ 230,000.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property 708 18th Avenue, 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).

Lot 3 of Frost Lane Addition according to the official plat thereof, filed in Book E of Plats at Page(s) 47 Official Records of Asotin County, Washington

**5** 11 - Household, single family units

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.

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.

N/A

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) 458-61A-202(6) (F)

Reason for exemption

This is a transfer of an interest in real property through a devise by will

Type of document Personal Representative's Deed dated 11-29-2022

Date of document 11-29-22

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
0.0025 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 [Signature]  
Name (print) Kate A. Hawkins  
Date & city of signing Lewiston, Idaho 12/7/2022

Signature of grantee or agent [Signature]  
Name (print) Kate A. Hawkins  
Date & city of signing Lewiston, Idaho 12/7/2022

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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REV 84 0001a (8/15/22)  
CLARK COUNTY  
CA # 8667 #

THIS SPACE TREASURER'S USE ONLY

DEC 12 2022  
ASOTIN COUNTY  
TREASURER

COUNTY TREASURER  
# 55732

CERTIFIED

FILED

2022 JUN -1 PM 2:32

MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

Estate of:  MAURICE EDWARD McGUCKIN,  Deceased.	NO. 22-4-00060-02  LETTERS TESTAMENTARY
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WHEREAS, an attested copy of the Last Will and Testament of Maurice Edward McGuckin, deceased, was on the 1 day of <sup>June</sup> ~~May~~, 2022, duly exhibited, proven, and recorded in our said Superior Court; and

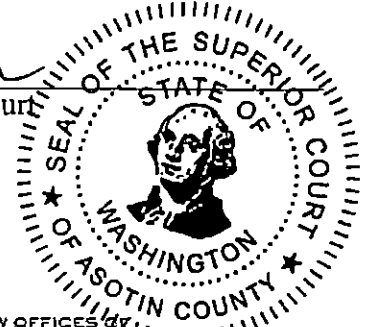
WHEREAS, Tinarene K. Kamaka is the person appointed as Personal Representative in said Will; and

WHEREAS, Tinarene K. Kamaka has petitioned this court to be appointed Personal Representative thereof,

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said Tinarene K. Kamaka to execute the terms of the Will according to law.

WITNESS, **BROOKE J. BURNS**, Judge of our Superior Court, and the seal of said Court hereto affixed this 1 day of <sup>June</sup> ~~May~~, 2022.

*Morada Benin*  
Clerk of the Superior Court



55732

LETTERS TESTAMENTARY

1 STATE OF WASHINGTON )

2 County of Asotin ) : ss.

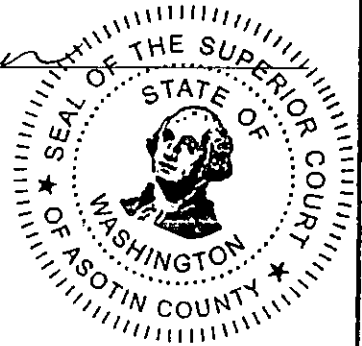
3 **MCKENZIE CAMPBELL**

4 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  
5 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  
6 above entitled cause in my office and custody. Said Letters have never been revoked and are still  
in Full Force and Effect.

7 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said  
Superior Court this 1 day of <sup>File</sup> May, 2022.

8  
9  
10 County Clerk & Ex-officio Clerk of  
the Superior Court

11 By Margaret Brown  
12 Deputy



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