

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

Only for sales in a single location code on or after January 1, 2023.  
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 Estate of Patricia J. Francis, deceased  
Estate of Janet Rose Klatt, deceased  
Mailing address c/o John Francis, 10975 Jackling Ct.  
City/state/zip Rolla, MO 65402  
Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name Benjamin Roll Benjamin James Roll  
Maria Menger Maria Ann Menger  
Mailing address 507 Main St  
City/state/zip Clarkston, WA 98324  
Phone (including area code) \_\_\_\_\_

**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)
1-047-26-003-0000-0000	<input type="checkbox"/>	\$ 103,525.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	\$ 0.00

**4 Street address of property** 314 Pierce Street, Asotin, WA

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).

Lots 1, 2 and 3 in Block 26 of Schank and Reed's First Addition, according to the official plat thereof, filed in Book A of Plats at Page(s) 5, records of Asotin County, Washington. Together with that portion of the vacated Pierce Street lying adjacent to said Lot 1 as vacated by Ordinance #93, recorded December 1, 2004 as Instrument NO. 280356 which attaches by operation of law.

**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 \_\_\_\_\_

**8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT**

Signature of grantor or agent [Signature]  
Name (print) John R. Francis, PR  
Date & city of signing 02/07/2023, Clarkston, WA

Signature of grantee or agent [Signature]  
Name (print) Benjamin Roll Benjamin James Roll  
Date & city of signing 02/8/2023, 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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**FILED**

2022 SEP 15 AM 11:33  
MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

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SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. **22-4-00098-02**

PATRICIA J. FRANCIS,

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Patricia J. Francis, deceased, was on the 15th day of September, 2022, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, John R. Francis is the person nominated as Personal Representative in said Will;

WHEREAS, John R. Francis 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 John R. Francis to execute the terms of the Will with nonintervention powers according to law.

Patricia J. Francis, deceased, was on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, duly exhibited, proven, and recorded in our said Superior Court.

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

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

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FILED

2022 OCT -4 PM 1:19  
MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 22-4-00014-02

JANET ROSE KLATT,  
Deceased.

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

WHEREAS, the Last Will and Testament of Janet Rose Klatt, deceased, was on the 18<sup>th</sup> day of February, 2022, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, the former Personal Representative, Patricia J. Francis, passed away on or around August 30, 2022;

WHEREAS, John R. Francis has petitioned this court to be appointed successor Personal Representative thereof, and an *Order Appointing Successor Personal Representative with Will Annexed* was entered herein on October 4, 2022; 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 John R. Francis to execute the terms of the Will with nonintervention powers according to law.

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Janet Rose Klatt, deceased, was on the 18<sup>th</sup> day of February, 2022, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, the former Personal Representative, Patricia J. Francis, passed away on or around August 30, 2022;

WHEREAS, John R. Francis has petitioned this court to be appointed successor Personal Representative thereof, and an *Order Appointing Successor Personal Representative with Will Annexed* was entered herein on October 4, 2022; and

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

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

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to be appointed successor

Personal Representative

on or around August 30, 2022;

order granting nonintervention powers to the

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MML

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