

**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 Matilda J. Apoleford, James K. Thomson, PR  
James D. Thomson  
Mailing address PO Box 132  
City/state/zip Asotin, WA 99402  
Phone (including area code) 509-780-1857

**2 Buyer/Grantee**  
Name James Calkins  
Mailing address PO Box 132  
City/state/zip Asotin, WA 99402  
Phone (including area code) 208-305-2247

**3 Send all property tax correspondence to:**  Same as Buyer/Grantee  
Name James Calkins  
Mailing address PO Box 132  
City/state/zip Asotin, WA 99402

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
1-044-00-014-0000-0000	<input type="checkbox"/>	\$ 198,100.00
	<input type="checkbox"/>	\$ 0.00
	<input type="checkbox"/>	\$ 0.00

**4 Street address of property** 324 Cleveland Street, Asotin, WA 99402  
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 Exhibit "A"  
RCW 82.45 WAC 458-61A  
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.

**5** 11 - Household, single family units  
Enter any additional codes \_\_\_\_\_  
(see back of last page for instructions)

**7 List all personal property (tangible and intangible) included in selling price.**

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

If claiming an exemption, list WAC number and reason for exemption.  
WAC number (section/subsection) \_\_\_\_\_  
Reason for exemption \_\_\_\_\_  
360-705-2247

**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 2/9/2023

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.

Personal	Assessed
Gross selling price	250,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	250,000.00
Excise tax: state	
Less than \$525,000.01 at 1.1%	2,750.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	2,750.00
Local	1,875.00
Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	4,625.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	4,630.00

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.

(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 James K. Thomson  
Name (print) Estate of Matilda J. Apoleford  
Date & city of signing 2/10/2023 Clarkston, WA 99403

Signature of grantee or agent James Calkins  
Name (print) James Calkins  
Date & city of signing 2/10/2023 Clarkston, WA 99403

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 800-368-7000.

CERTIFIED

FILED

2023 FEB -2 AM 9: 08

MCKENZIE A. CAMPBELL  
COUNTY CLERK  
ASOTIN COUNTY, WA

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 14714

MATILDA J. APPLEFORD,

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Deceased.

WHEREAS, Matilda J. Appleford, a resident of Asotin County, Washington, died testate on or about February 13, 1979, leaving at the time of her death property subject to probate; and;

WHEREAS, Decedent's Last Will and Testament was on the 26<sup>th</sup> day of February, 1979, duly exhibited, proven, and recorded in our said Superior Court, and Rachel A. Gustafson and Patricia Lee Thornton were appointed as Co-Executrices of the estate of Matilda J. Appleford; and

WHEREAS, Rachel A. Gustafson and Patricia Lee Thornton have since passed away; and

WHEREAS, James K. Thornton has petitioned this court to be appointed Successor Personal Representative of Decedent's estate; and

WHEREAS, James K. Thornton has duly qualified; and

WHEREAS, this court has entered an order reopening the estate of Matilda J. Appleford and granting nonintervention powers to the Personal Representative;

WHEREAS, James K. Thornton has petitioned this court to be appointed Successor Personal Representative of Decedent's estate; and

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

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

WHEREAS, Rachel A. Gustafson and Patricia Lee Thornton were appointed as Co-Executrices of the estate of Matilda J. Appleford; and

WHEREAS, Rachel A. Gustafson and Patricia Lee Thornton have since passed away;

55857

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

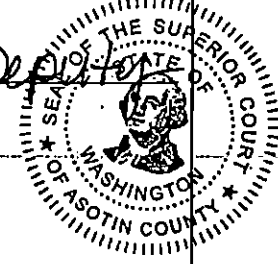
NOW, THEREFORE, know all persons by these presents:

We hereby appoint James K. Thornton as Personal Representative of said estate; and

We hereby authorize James K. Thornton to administer the same with nonintervention powers according to law.

WITNESS, Tina L. Kernan, Commissioner of our Superior Court, and the seal of said Court hereto affixed this 2nd day of February, 2023.

*Z. Bergen*  
Clerk of the Superior Court



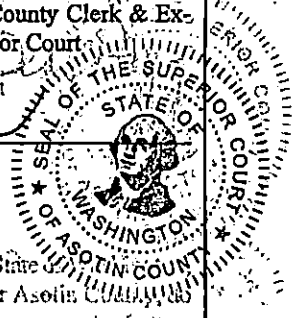
STATE OF WASHINGTON )  
 ) ss.  
County of Asotin )

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 2nd day of February, 2023.

McKenzie A. Campbell, County Clerk & Ex-officio Clerk of the Superior Court  
Clerk of the Superior Court

By *Z. Bergen*  
Deputy



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.

LETTERS TESTAMENTARY WITH NONINTERVENTION POWERS  
Witness my hand and seal of said Superior Court this 2nd day of February, 2023.

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

55857

McKenzie A. Campbell, County Clerk & Ex-officio Clerk of the Superior Court

EXHIBIT "A"

628569

That part of Lot 14 of Assessor's Tax Plat No.1 to the City of Asotin, Asotin County, Washington, more particularly described as follows:

From the stone monument at the intersection of the center lines of Second Street and Cleveland Street; thence deflect right  $90^{\circ}00'$  a distance of 30 feet to a point on the West boundary line of Cleveland Street and the True Place of Beginning; thence continue on the last above mentioned course a distance of 295 feet; thence deflect left  $63^{\circ}10'$  a distance of 95.26 feet; thence deflect left  $116^{\circ}50'$  a distance of 138 feet; thence deflect right  $90^{\circ}00'$  a distance of 10 feet; thence deflect left  $90^{\circ}00'$ ; a distance of 200 feet to a point on the west boundary line of Cleveland Street; thence deflect left  $90^{\circ}00'$  along said West boundary line a distance of 95 feet to the Place of Beginning, EXCEPTING THEREFROM that part conveyed to the Town of Asotin as disclosed in Warranty Deed recorded June 8, 1951 as Instrument No. 46713 for park purposes.

That part of Lot 14 of Assessor's Tax Plat No.1 to the City of Asotin, Asotin County, Washington, more particularly described as follows:

From the stone monument at the intersection of the center lines of Second Street and Cleveland Street; thence deflect right  $90^{\circ}00'$  a distance of 30 feet to a point on the West boundary line of Cleveland Street and the True Place of Beginning; thence continue on the last above mentioned course a distance of 295 feet; thence deflect left  $63^{\circ}10'$  a distance of 95.26 feet; thence deflect left  $116^{\circ}50'$  a distance of 138 feet; thence deflect right  $90^{\circ}00'$  a distance of 10 feet; thence deflect left  $90^{\circ}00'$ ; a distance of 200 feet to a point on the west boundary line of Cleveland Street; thence deflect left  $90^{\circ}00'$  along said West boundary line a distance of 95 feet to the Place of Beginning, EXCEPTING THEREFROM that part conveyed to the Town of Asotin as disclosed in Warranty Deed recorded June 8, 1951 as Instrument No. 46713 for park purposes.

55857