

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

Only for sales in a single location code on or after March 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 Dana R. Woodbury as Personal Representative of the Estate of Walter R. DeBorde, deceased  
Mailing address 133 MacArthur St  
City/state/zip St Helens, OR 97051  
Phone (including area code) (503) 396-0989

**2 Buyer/Grantee**

Name Dana R. Woodbury, a single woman  
Mailing address 133 MacArthur St  
City/state/zip St Helens, OR 97051  
Phone (including area code) (503) 396-0989

**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>1-041-05-012-0003-0000</u>	<input type="checkbox"/>	<u>\$ 262,700.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4 Street address of property** 2130 Valleyview Dr, Clarkston, WA 99403

This property is located in Clarkston-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).

Please see attached Exhibit A.

**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 \_\_\_\_\_ Date \_\_\_\_\_  
Print name \_\_\_\_\_

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

Signature of grantor or agent Dana R. Woodbury  
Name (print) Dana R. Woodbury, Personal Representative  
Date & city of signing 3/3/23 Scappoose Or

**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 in Asotin County Superior Court Cause No. 21-4-00085-02.

Type of document Personal Representative's Deed  
Date of document 03/03/2023

Gross selling price	<u>262,700.00</u>
*Personal property (deduct)	<u>0.00</u>
Exemption claimed (deduct)	<u>262,700.00</u>
Taxable selling price	<u>0.00</u>
Excise tax: state	_____
Less than \$525,000.01 at 1.1%	<u>0.00</u>
From \$525,000.01 to \$1,525,000 at 1.28%	<u>0.00</u>
From \$1,525,000.01 to \$3,025,000 at 2.75%	<u>0.00</u>
Above \$3,025,000 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**  
**MAR 10 2023**  
**ASOTIN COUNTY**  
**TREASURER**

**A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX**  
0200 \*SEE INSTRUCTIONS

Signature of grantee or agent Dana R. Woodbury  
Name (print) Dana R. Woodbury  
Date & city of signing 3/3/23 Scappoose Or

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.

W.R. DeBorde OK # 2100  
SH

# 55903

EXHIBIT A

**Legal Description**

That part of Lot 12 in Block 'D-1' of Clarkston Heights, according to the official plat thereof, filed in Book C of Plats at Page(s) 30-33 Official Records of Asotin County, Washington, described as follows:

Beginning at a point on the South line of Lot 12, lying Westerly 27 feet from the Southeast corner of said Lot 12; thence Westerly 170 feet along the South line of said Lot 12; thence deflect right 90° for a distance of 195.34 feet; thence deflect right 90° for a distance of 170 feet; thence deflect right 90° for a distance of 195.34 feet to the place of beginning.

SUBJECT TO: Rights of the public in and to that portion within streets, alleys and/or rights of way.

Property Tax Parcel No. 1-041-05-012-0003-0000

more commonly known as 2130 Valleyview Dr, Clarkston, WA 99403.

55903

CERTIFIED

FILED

2021 NOV -3 PM 2:55

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. 21-4-00085-02

WALTER R. DeBORDE,

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Walter R. DeBorde, deceased, was on the 3<sup>rd</sup> day of November, 2021, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Dana R. Woodbury is the person nominated as Personal Representative in said Will;

WHEREAS, Dana R. Woodbury 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 Dana R. Woodbury to execute the terms of the Will with nonintervention powers according to law.

LETTERS TESTAMENTARY WITH  
NONINTERVENTION POWERS

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

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WITNESS, TINA KERNAN  
*pro-tem* Judge/Commissioner of our Superior Court, and  
the seal of said Court hereto affixed this 3<sup>rd</sup>  
day of November, 2021.

M. Brown, Deputy  
Clerk of the Superior Court



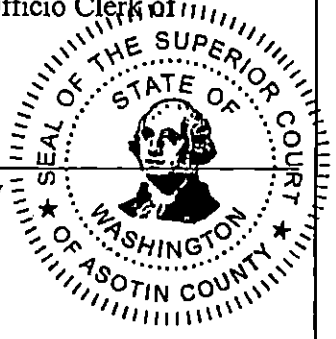
STATE OF WASHINGTON )  
: ss.  
County of Asotin )

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 3<sup>rd</sup> day of November, 2021.

County Clerk & Ex-Officio Clerk of  
the Superior Court

By M. Brown  
Deputy



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