

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

Form 84 0001a

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 Robert A. Severin
Elden D. Severin, personal representative
Mailing address 9228 Quail Ridge Drive
City/state/zip Las Vegas NV 89134
Phone (including area code) _____

2 Buyer/Grantee

Name Martha M. MacNeil
Mailing address 2239 20th Street
City/state/zip Clarkston WA 99403
Phone (including area code) _____

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Martha M. MacNeil
Mailing address 2239 20th Street
City/state/zip Clarkston WA 99403

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
10411500300020000	<input type="checkbox"/>	190,300.00
_____	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	_____

4 Street address of property 2217 20th Avenue, Clarkston, WA 99403

This property is located in Asotin Unincorp (for unincorporated locations please select your county) X
 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"

5 Land use code 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 X Elden D. Severin
Name (print) Estate of Robert A. Severin
Date & city of signing 3/8/23 Clarkston, WA

Signature of grantee or agent Martha MacNeil
Name (print) Martha M. MacNeil
Date & city of signing 3/8/23 Clarkston

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) _____
Reason for exemption _____

Type of document Personal Representative's Deed (PRD)
Date of document 3/8/23

Gross selling price	150,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	150,000.00
Excise tax: state	1,650.00
Less than \$525,000.01 at 1.1%	0.00
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	1,650.00
Local	375.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	2,025.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	2,030.00

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

Person in the record shown by sales certificate or other public record for each county in which the property is located. If the person shown is not the person who is the owner of the property, the person shown is not the owner of the property.

To ask about the availability of this publication in a format for the visually impaired, please call 360-705-6705. Teletype

File No. 632069

Exhibit 'A'

That part of Lots 2 and 3 in Block "F-1-1" of Clarkston Heights, according to the official plat thereof, filed in Book B of Plats at Page(s) 107, records of Asotin County, Washington, more particularly described as follows:

Commencing at a stone monument set at the intersection of 3rd Street (now 20th St) and 2nd Avenue East; thence running South 19°41' West a distance of 175.07 feet along the centerline of 3rd Street (now 20th St) to a point; thence East a distance of 26.55 feet to the East right of way line of 3rd Street (now 20th St) which is the True Point of Beginning; thence continuing on this course 200 feet to a point; thence South 19°41' West parallel to the center line of 3rd Street (now 20th St) a distance of 100 feet to a point; thence West 200 feet to a point on the East right of way line of 3rd Street (now 20th St); thence North 19°41' East a distance of 100 feet to the point of beginning.

FILED

2022 SEP 13 AM 9:20

MCKENZIE A. CAMPBELL
COUNTY CLERK
ASOTIN COUNTY, WA

SUPERIOR COURT OF WASHINGTON FOR ASOTIN COUNTY

In re the Estate of:

No. 22-4-00095-02

ROBERT A. SEVERIN,

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

Deceased.

WHEREAS, the Last Will and Testament of Robert A. Severin, deceased, was on the 13th day of September, 2022, duly exhibited, proven, and recorded in our said Superior Court;

WHEREAS, Elden D. Severin is the person nominated as Personal Representative in said Will;

WHEREAS, Elden D. Severin 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 Elden D. Severin to execute the terms of the Will with nonintervention powers according to law.

5 mb

LETTERS TESTAMENTARY WITH
NONINTERVENTION POWERS

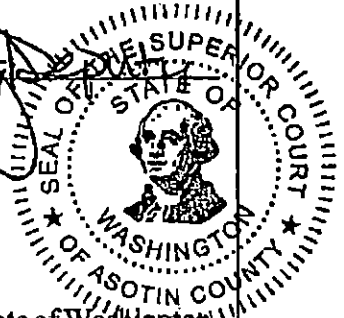
Gittins & Dukes, PLLC
843 Seventh Street
Clarkston, WA 99403
(509)758-2501
Facsimile: (509) 758-3576

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WITNESS, Brooke J. Burns, Judge of our Superior Court, and the seal of said Court hereto affixed this 13th day of September, 2022.

McKenzie A. Campbell
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 13th day of September, 2022.

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

By _____
Deputy

LETTERS TESTAMENTARY WITH
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